

1 Violet Hill,  
St John's Wood, London NW8 9EB

Freehold Retail Opportunity

Lot 50

Vacant Possession



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	25.95 sq m	(279 sq ft)	VACANT POSSESSION
First	Ancillary	22.20 sq m	(239 sq ft)	
<b>Total</b>		<b>48.15 sq m</b>	<b>(518 sq ft)</b>	

(1) The floor areas stated above are gross internal.

Key Details

- Highly affluent Central London suburb
- Located less than a mile from Regent's Park and Lord's Cricket Ground
- Residential potential subject to consents
- Approximately 350 metres from the famous Abbey Road studios

Location

Miles: 2 miles north-west of Mayfair  
4 miles north-west of The City of London  
Roads: A5205, A40, A41, A501, M1  
Rail: Maida Vale Underground  
St John's Wood Underground  
Air: Heathrow Airport, London City Airport

Situation

The highly affluent suburb of St John's Wood is prominently located less than a mile north-west of Regent's Park and Lord's Cricket Ground. The property is located in a predominantly residential area approximately 350 metres from Abbey Road Studios on the east side of Violet Hill, equidistant from Maida Vale Underground Station to the south-west and St John's Wood Underground Station to the north-east. Nearby occupiers include a variety of boutique shops and local traders.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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