



6 Blenheim Terrace,
St Johns Wood,
London NW8 0EB

Ground & Lower Ground Floors
Approx. 820 sq ft (76.2 sqm)
Use – Class E

For Sale - £750,000
To Let - £35,000 per annum
Available now.

6 BLENHEIM TERRACE, ST JOHNS WOOD LONDON NW8 0EB

Description

Forming part of Blenheim Terrace, the property comprises a self contained ground and lower ground floor retail unit.

The ground floor is predominantly open plan with all services to include a kitchen, two W,C's and a shower on the lower ground floor. The unit also benefit from a large front forecourt suitable for a variety of uses subject to licences and consents.

The unit is presented well but requires some updating to include redecoration and some flooring.

The unit can be used for a variety of uses under Class E and viewing is highly recommended.

Ground Floor:	427 sq ft (39.7 sqm)
Basement Floor:	393 sq ft (36.5 sqm)
Total:	820sq ft (76.2 sqm)

Location

Located on Blenheim Terrace close to the junction with the renowned Abbey Road forming part of a small parade of mixed independent retailers. Maida Vale and Kilburn High Street underground stations are within walking distance.

The property is now available to view and a new lease is offered on terms by arrangement.

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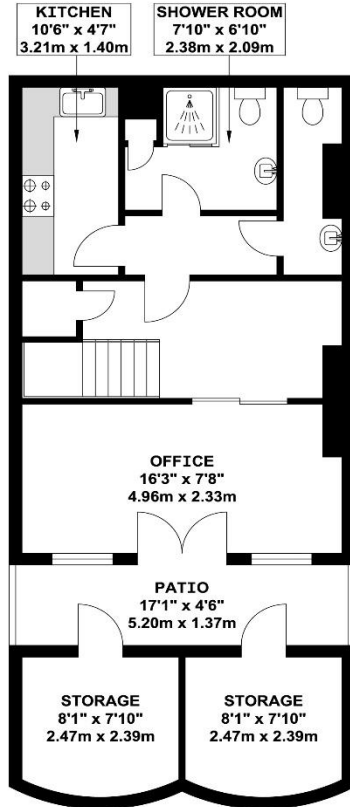




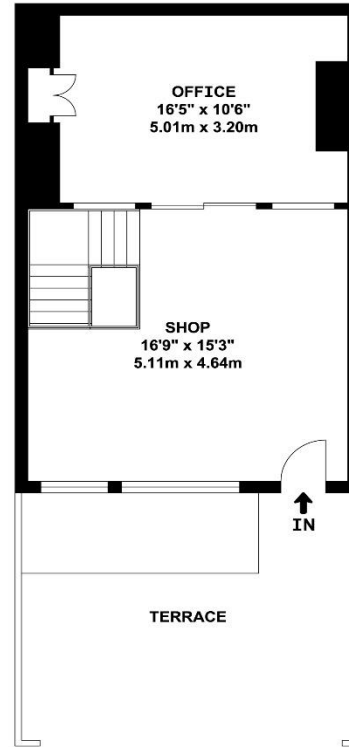


FLOOR PLAN

BENHEIM TERRACE
LONDON NW8



LOWER GROUND FLOOR



GROUND FLOOR

APPROX. NET FLOOR AREA FLOOR AREA 820.31 SQ. FT / 76.21 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



EPC

Being processed.

Term

A new lease is available for a minimum term of five years on terms by arrangement.

Rental

£35,000 per annum quoted exclusive of all outgoings.

Service Charge

Approx. £800 per annum.

Floor Area

820 sq ft (76.2 sqm)

Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £24,750 per annum.

Therefore the rates payable is approximately £12,350.25 per annum.

VAT

Not applicable.

Sale

Share of Freehold offered - £750,000.

Further Details

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