



St John's Wood NW8 £27,000 Per Annum Subject to contract

A superb restaurant with fully equipped kitchen to the rear and pavement seating.

Recently upgraded to offer circa 625 sq ft this restaurant is located in the ever-popular Belgrave Gardens, just off Abbey Road.

It boasts a bright restaurant with high ceilings, ample seating, exterior seating to the front, high ceilings, a fully fitted and equipped kitchen with extraction, a guest toilet, and rear storage.

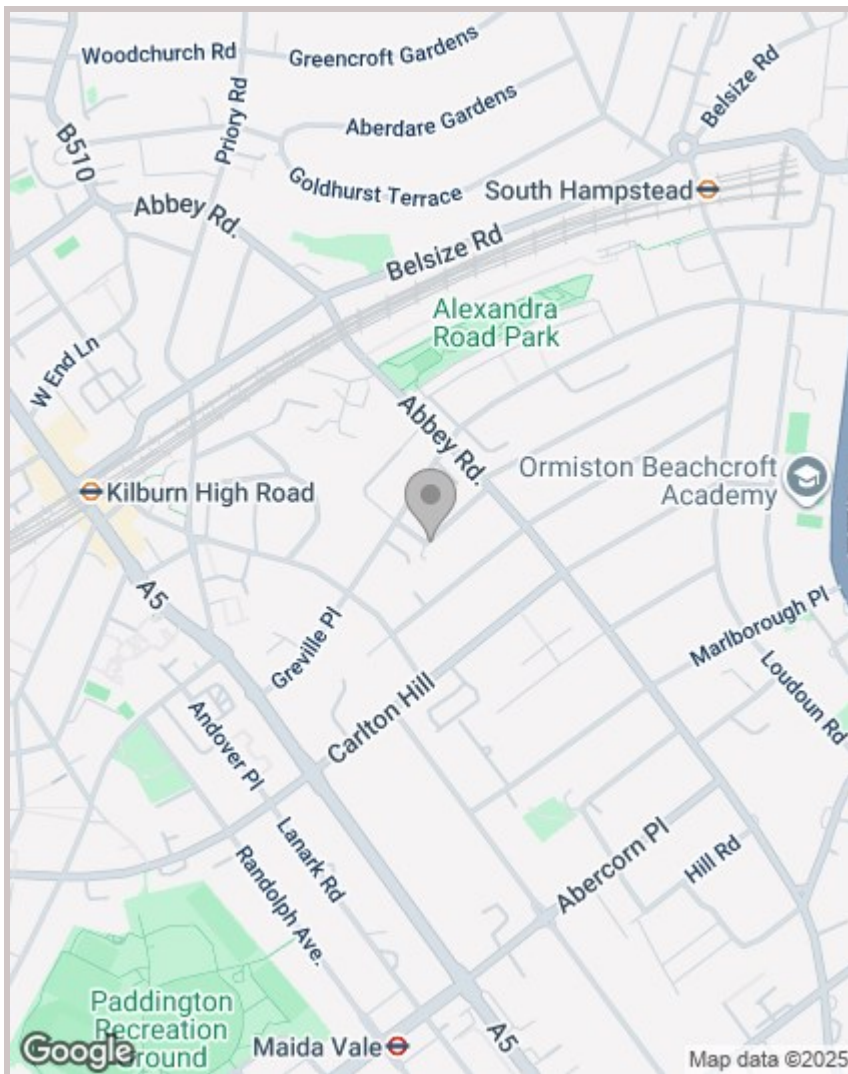
Property Overview

Passing rent only £27,000 pax


Assignment of existing lease of 15 years from 2016

Premium - A premium of £70,000 is sought for the fixtures and fittings

- Seating to front
- Fully fitted kitchen
- Rear extraction
- Premium for all fixtures and fittings
- Lease assignment
- Available now



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

