

London NW8 7 Blenheim Terrace St John's Wood NW8 0EH

- **Virtual Freehold Shop Investment**
- Affluent London location
- Shop lease expires in 2037
- Close to St John's Wood Underground Station
- Rent Review 2022
- VAT not applicable
- Current Gross Rent Reserved
£19,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 969 years from completion at a peppercorn ground rent.

Location

The affluent and sought after suburb of St John's Wood is located immediately north-west of Regent's Park and is home to the world famous Lord's Cricket Ground. Retailing is focused around the busy St John's Wood High Street and the area is served by St John's Wood Underground Station (Jubilee Line).

The property is situated on the south side of Blenheim Terrace, between its junctions with Abbey Road to the east and Blenheim Passage to the west.

Occupiers close by include Pizza Express and a variety of local traders.

Description

The property is arranged on ground floor only to provide a shop unit presently trading as a dry cleaners. (Note: no dry cleaning takes place on site.)

The property provides the following accommodation and dimensions:

Gross Frontage	5.55 m	(18' 3")
Net Frontage	4.70 m	(15' 5")
Shop & Built Depth	11.65 m	(38' 3")

Tenancy

The entire property is at present let to M ALISHAHI and F SEDARATI (t/a Abbey Dry Cleaners) for a term of 20 years from 10th May 2017 at a current rent of £19,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 119 London NW8**.

