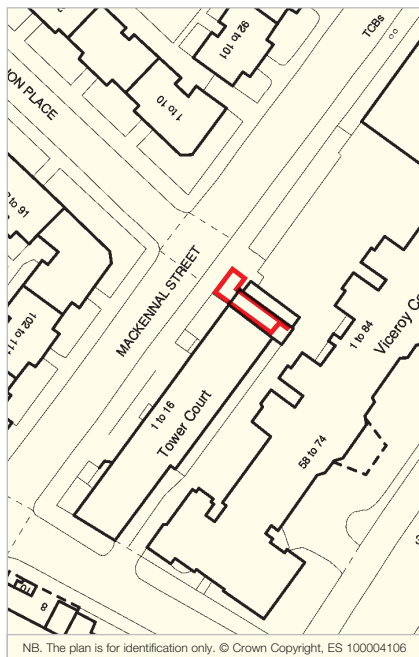
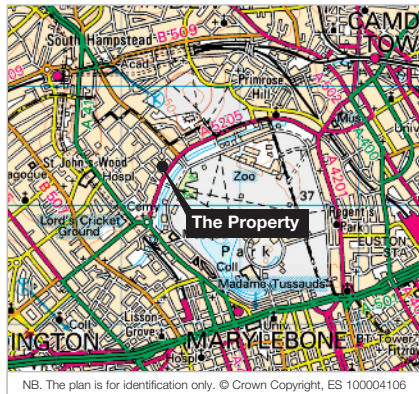


# **London NW8** **12 Mackennal Street** **St Johns Wood** **NW8 7DH**

- **Long Leasehold Vacant Office with Two Car Spaces**
- Unique location in prosperous St Johns Wood
- Until recently used as an estate agents office
- No VAT applicable

## **Vacant Possession upon completion**

**SIX WEEK COMPLETION AVAILABLE**



### **Tenure**

Leasehold. Held on a lease from Viceroy Court (Regents Park) Limited for a term of 99 years from 4th September 2006 (thus having in excess of 90 years unexpired) at a fixed rent and service charge of £200 per annum.

### **Location**

St Johns Wood is one of the most sought after and expensive Inner London suburbs situated immediately to the north of Regents Park. The immediate area is largely made up of residential mansion blocks. The property is situated on the south side of Mackennal Street between its junctions with Eamont Street and Townshend Road.

### **Description**

The property is arranged on ground floor only to provide a small office, previously used as an estate agents office, which benefits from 2 car parking spaces on a forecourt to the front.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	3.45 m	(11' 4")
<b>Net Frontage</b>	2.45 m	(8' 0")
<b>Shop Depth</b>	8.95 m	(29' 4")
<b>Built Depth</b>	11.10 m	(36' 5")
<b>Ground Floor</b>	30 sq m	(323 sq ft)
<b>2 Car Spaces</b>		

### **Tenancy**

The property is to be offered with FULL VACANT POSSESSION UPON COMPLETION.

### **VAT**

VAT is not applicable to this lot.

### **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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