

A.



RARELY AVAILABLE - TO LET

50 Abbey Gardens Street, London NW8 9AT

Attractive Grade II listed Class E premises, 634 sq ft (58.9 sq m)

Rent - £25,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

50 Abbey Gardens Street, London NW8 9AT

Class E premises, 634 sq ft (58.9 sq m)



Location

The property is located on Abbey Gardens Street, which is situated approximately 500 metres from St Johns Wood Station and 400 metres away from Maida Vale Station. Locally, the area is predominately residential, with commercial dotted around the area. The American School in London, Arnold School and the Hospital of St John and Elizabeth are situated approximately 400 metres away from the property.

Description

The unit is arranged over ground floor, with retail frontage onto the road. The unit has been fitted to a nice standard to include wooden flooring and hanging lighting. The building is Grade II listed.

Rent £25,000 per annum exclusive

Business Rates £13,972 per annum

Service Charge £1,200 per annum approx.

Building Type Class E

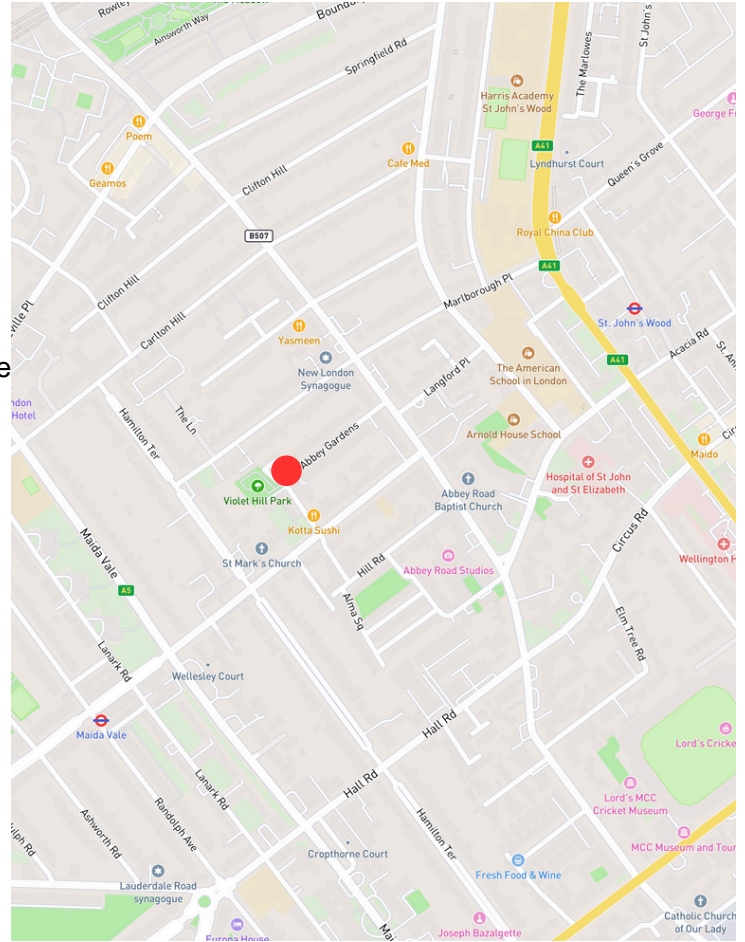
VAT The premises are not elected for VAT

EPC Rating E-114

Lease Details A new lease for a term to be agreed.

Size

Ground - 634 sq ft (58.9 sq m)



Contact Owners Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Jamie Mackenzie

07533 348 479

jamie@assemblycre.co.uk