



139A PARK ROAD, ST JOHN'S WOOD, LONDON, NW8 7HT

LOCATION

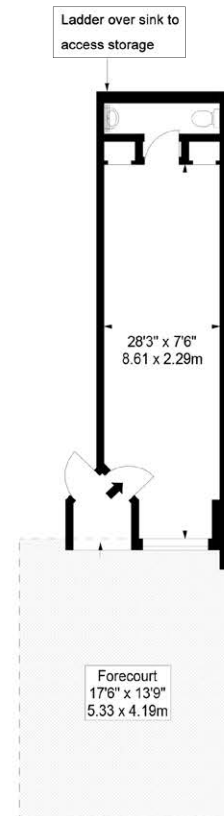
139a Park Road, St John's Wood sits within an affluent residential catchment area, near The Wellington Hospital, the famous Abbey Road Studios and the prestigious Lord's Cricket Ground, which can accommodate 30,000 spectators per game. The area benefits from high footfall all year round, with over seven million commuters traveling from St John's Wood underground station.

DESCRIPTION

Refurbished, ground floor retail unit to rent in St John's Wood. The shop benefits from high ceilings, a fully glazed and well-lit frontage, marble flooring and a separate WC. The shop also has a forecourt that can be rented separately and used for tables and seating.



GROUND FLOOR



DIMENSIONS BELOW

Interior:	18.8 sq m	202 sq ft
Forecourt:	19.2 sq m	207 sq ft
Total:	38.0 sq m	409 sq ft

TERM

The premises are available on a new full repairing and insuring lease, terms to be agreed directly with the landlord, contracted outside of the Landlord and Tenant Act 1954.

PLANNING

E-class unit: Retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses, or other appropriate services.

RENT

Unit: £18,000 per annum exclusive.
Forecourt: £9,798 per annum exclusive.

PREMIUM

Nil premium.

BUSINESS RATES

The government website currently shows a rateable value of £6,700 per annum.

CONTACTS

For further information, please contact:

Bethan Akers

bethan@residentialland.com
020 7408 5155
07880 427 645

Mille Walker

millie@residentialland.com
020 7408 5155
07908 056 975

