



**136
ST JOHNS WOOD
HIGH STREET
NW8 7SE**



****STAFF UNAWARE****

LOCATION The property is located at the northern end of St Johns Wood High Street, a busy 'village' retailing location. Retailers trading nearby include Boots the Chemist, GAP Kids, Space NK, Whistles, Jigsaw, Joseph, Starbucks, and Holland & Barrett.

DESCRIPTION The premises benefits from ground floor trading and comprise the following approximate net internal floor areas:-

Total	47.85 sq m	515 sq ft
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TERMS A new 10 year lease is available subject to 5 yearly rent reviews

TIMING Available on a new lease.

RENTAL £80,000 per annum exclusive

RATES The current rateable value (2017) is £77,000 and rates payable are UBR 47.9p. We recommend that parties make their own enquiries.

EPC An EPC is available on request.

VIEWING Strictly via the sole agents BNP Paribas Real Estate:-

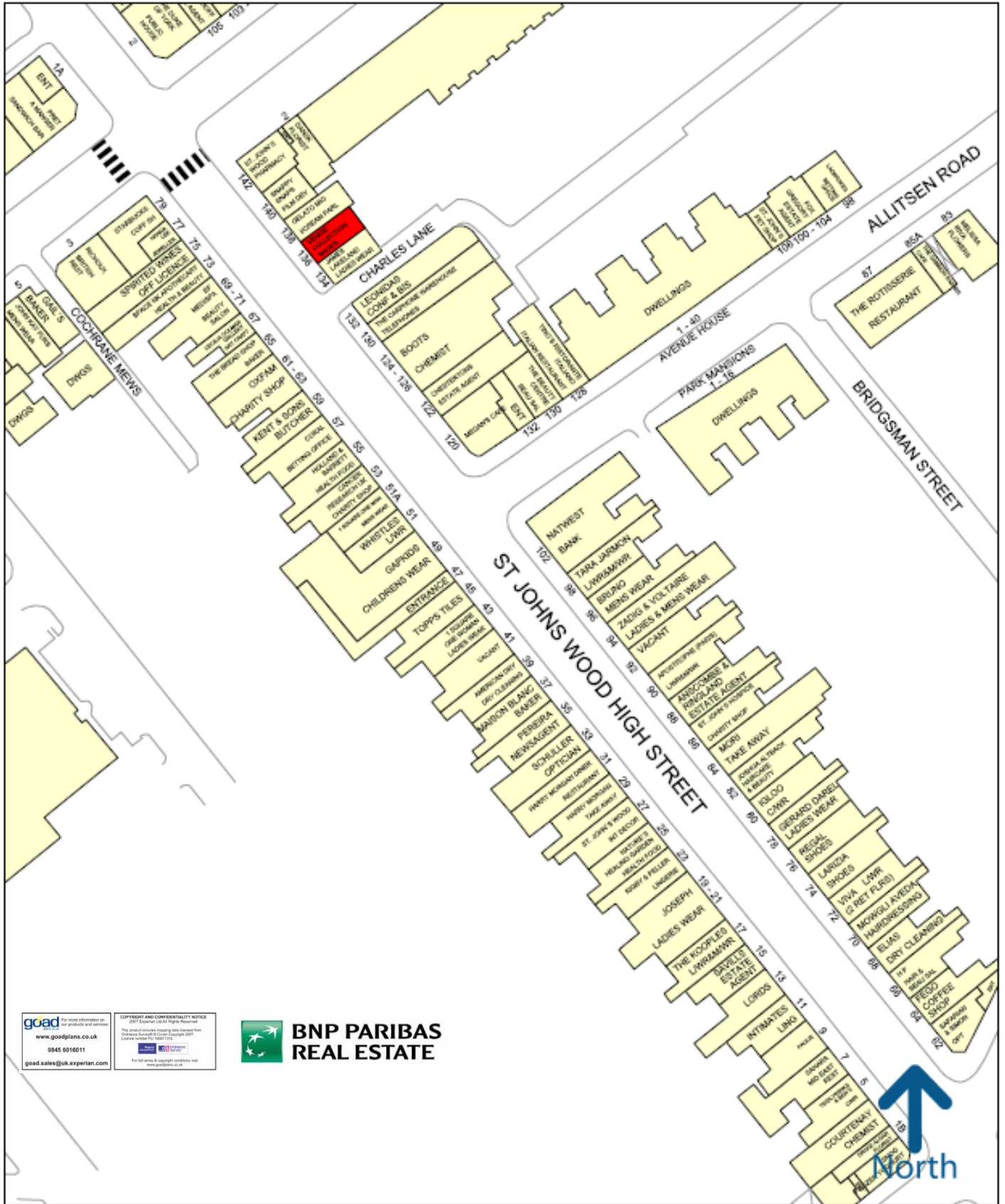
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SUBJECT TO CONTRACT

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**BNP PARIBAS
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50 metres

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