

RESTAURANT TO LET

# 29-31 St John's Wood High Street

## LOCATION

The property is located in the middle of the High Street, the adjacent units are Rococo Chocolates and Schuller. Nearby tenants include: Soutine, The Ivy, b\_together by Maggie Bolger, Bash, Face Gym, Paulie, Twenty One (Joseph), Keo Beauty, London Cryo and Space NK.

## ACCOMMODATION

The property is arranged on ground floor and provides the following approximate gross internal floor areas

Ground 2,200 sqFT 204.38 sqM

## RATES

We have been advised by the local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (from 1 April 2023) £137,000

UBR (2022/23) 51.2p

Rates Payable £70,144 pa

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## TENURE

New lease outside the Security of Tenure Provisions of the 1954 Act.

## RENT

Quoting £160,000 p.a.x. with Turnover top up rent.

## SERVICE CHARGE & INSURANCE

Current service charge is c.£3,600 pa and insurance is c.£3,700 pa.

## LEGAL COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC

An EPC certificate is available on request

## HANDOVER

The unit will be handed over in condition as seen.



**BRUCE  
GILLINGHAM  
POLLARD**

  
**TROPHAEUM**  
ADVISERS

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## VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard or Trophaeum Advisers. Please contact:

Evie North

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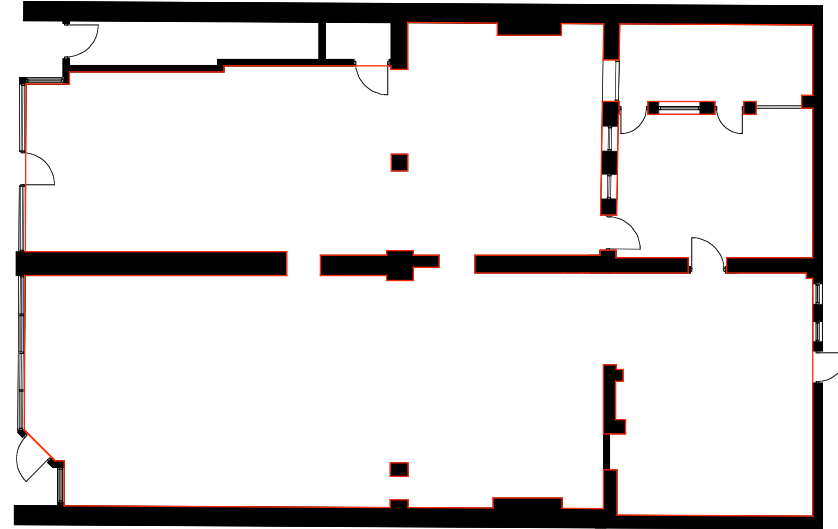
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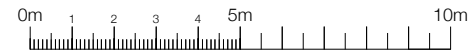
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Bruce Gillingham Pollard is registered in England with registered number 760004

29-31 St. Johns Wood High Street  
LONDON  
NW8 7NH



Ground Floor



Scale in meters  
A3 Print Size

1:100

OS Map extract Crown Copyright  
Metric Scale 1 : 1250  
Location at Ground Floor Level



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