

# 45 St John's Wood High Street

## LOCATION

The property is located in a prominent position in the middle of the high street. Nearby tenants include B-together, Facegym, Hummingbird, The Ivy, Ba&sh, 1 Rebel and Oree.

## ACCOMMODATION

The property is arranged over ground floor and provides the following approximate net internal floor areas:

Ground 977 sq ft 90.7 sq m

## RATES

We have been advised by the local Authority that the premises are assessed for rating purposes as follows (from April 2023):

Rateable Value £73,500

Rates Payable £37,632

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

## TENURE

A new 10 year lease, contracted outside of the security of tenure provision of the Landlord & tenant Act 1954.

## QUOTING RENT

£103,000 per annum exclusive.

## SERVICE CHARGE & INSURANCE

Details available on application.

## HANDOVER

The unit is in white box condition.

## 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.



PROMINENT RETAIL UNIT

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## VIEWINGS

All appointments to view must be arranged via sole agents  
Bruce Gillingham Pollard. Please contact:

Lucy Cope  
07595 267 866  
lucy@brucegillinghampollard.com

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