



130 St Johns Wood High Street,  
London, NW8

**A1 Shop To Let**



**478 sq ft**  
Arranged over Ground Floor

**Re-available due to  
abortive negotiations**

**LOCATION**

The unit is situated in an excellent location towards the northern end of St Johns Wood High Street, close to the junction with Circus Road. Adjacent to Boots and Leonidas, other occupiers in the immediate vicinity include Starbucks, The Ivy Café, Liu Jo and Zadig & Voltaire.

**DESCRIPTION**

The premises is arranged over ground floor only offering the following approximate net internal areas:

Floor	Area (ft)	Area (m)
Internal Width	11 ft	3.75 m
Ground Floor	478 sq ft	44.44 sq m

**TENURE**

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**RENT**

A commencing rent of £55,000 per annum is sought, exclusive of VAT, business rates and all other outgoings.

**BUSINESS RATES**

Rateable Value: £70,000  
UBR 2018/2019: 51.3p  
Rates Payable: £35,910

Interested parties are advised to make their own enquiries with the Local Authority.

**EPC**

Available upon request.

**Subject to Contract** April 2019

For further information,  
please contact:

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