



St John's Wood NW8 £27,000 Per Annum Subject to contract

A superb restaurant with fully equipped kitchen to the rear and pavement seating.

Recently upgraded to offer circa 625 sq ft this restaurant is located in the ever-popular Belgrave Gardens, just off Abbey Road.

It boasts a bright restaurant with high ceilings, ample seating, exterior seating to the front, high ceilings, a fully fitted and equipped kitchen with extraction, a guest toilet, and rear storage.

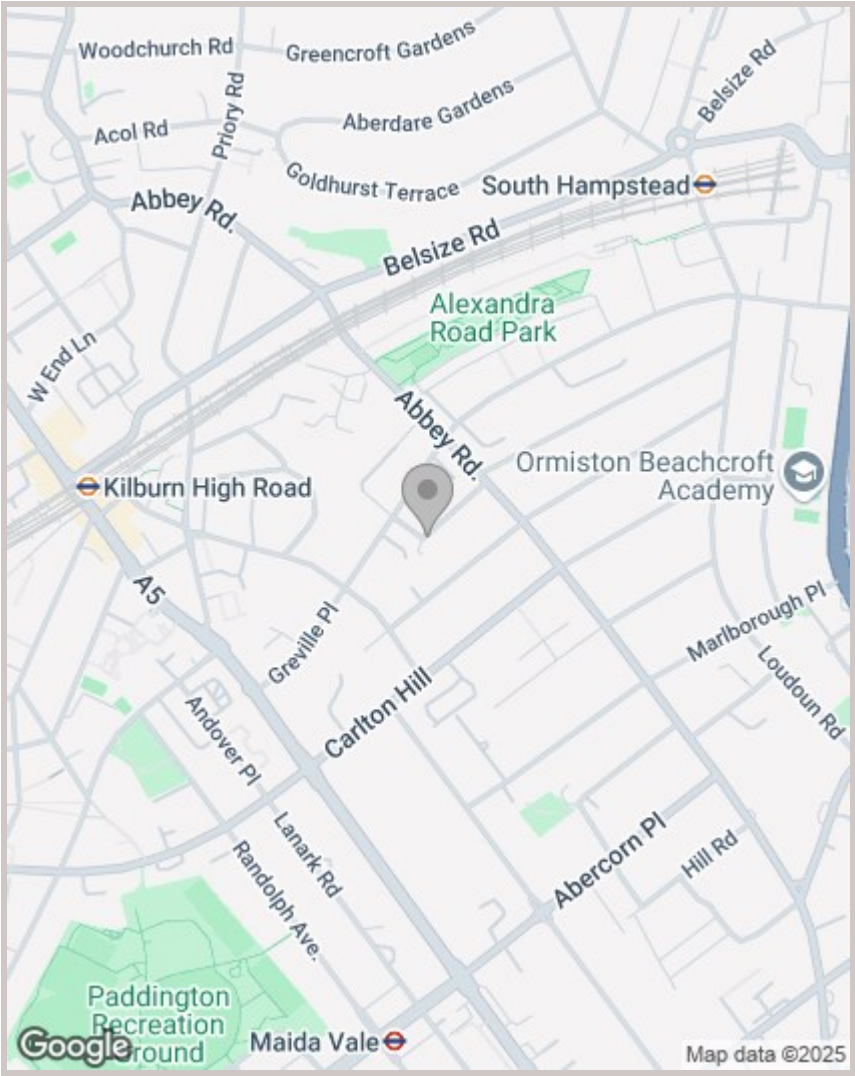
Property Overview

Passing rent only £27,000 pax

Assignment of existing lease of 15 years from 2016

Premium - A premium of £70,000 is sought for the fixtures and fittings

- Seating to front
- Fully fitted kitchen
- Rear extraction
- Premium for all fixtures and fittings
- Lease assignment
- Available now



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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