



Nugent Terrace, St John's Wood NW8 £12,000 Per Annum Subject to contract

A popular trading Cafe with an excellent loyal customer base, in a great location, close to Abbey Road, St John's Wood.

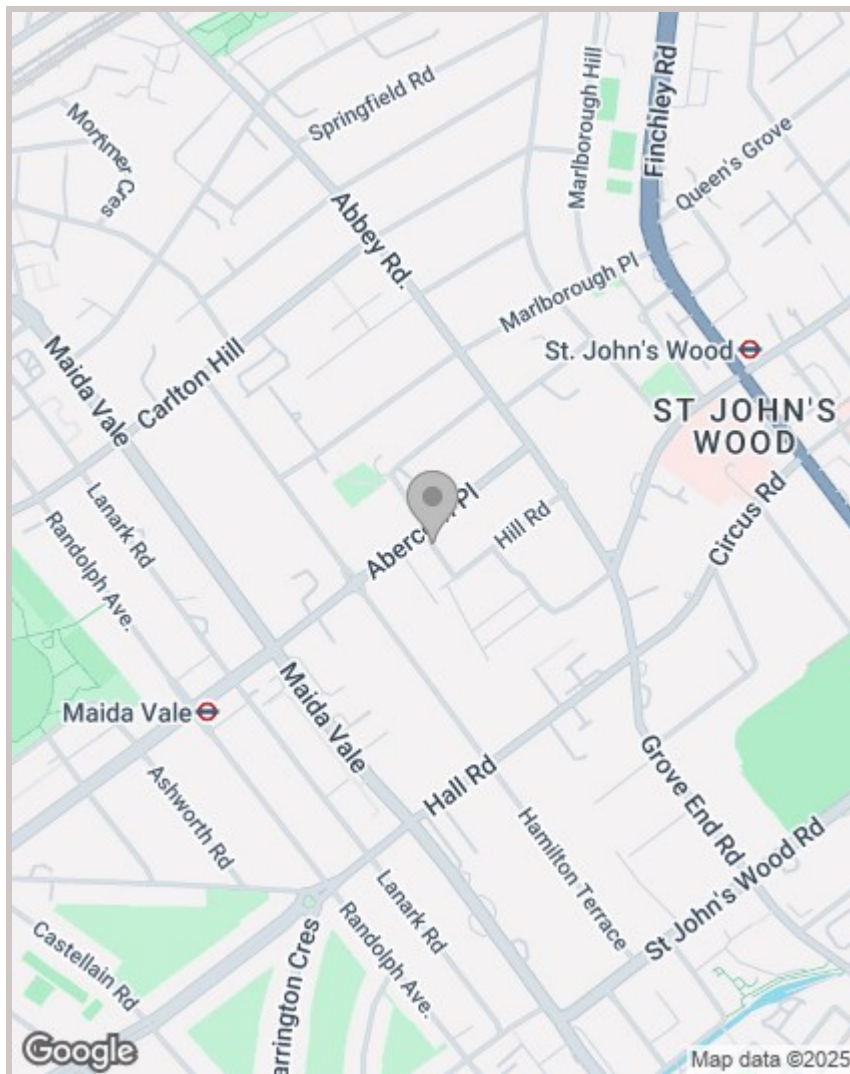
Exceptionally affordable passing rent of only £12,000 pa.


Premium requested for incoming tenant to take over the business and purchase all fixtures and fittings

Ground floor only, with internal and pavement seating. Class E use, currently serving hot food.

Nugent Terrace is a popular street with a selection of Convenience stores and surrounded by local residents.

- Popular Cafe
- Busy local following
- Ready to occupy with all equipment
- Indoor and outdoor seating
- Great Value Rent on £12,000 pa
- Available now
- Lease assignment
- Class E use



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

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



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