

RESTAURANT TO LET

LONDON NW8 – 3 CIRCUS ROAD

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Location

The restaurant is situated on the southern side of Circus Road, close to the junction with St John's Wood High Street. St John's Wood underground station is less than 400 metres away.

Accommodation

Following completion of the redevelopment, the premises shall comprise the following approximate gross internal floor areas:-

Gross Frontage

36 ft, 1 in 11.1 m

Shop Depth

49 ft, 6 in 15.1 m

Ground Floor

1,496 sq ft 138.9 m

Lower Ground

1,690 sq ft 157.0 m

Total

3,186 sq ft 295.9 m

Lease

The unit is available by way of a new lease for a term to be agreed, subject to 5 yearly upward only reviews.

The lease is to be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Rent

£195,000 per annum exclusive of rates, service charge and VAT (if applicable).

Timing

The premises will be available Summer 2018.

Rates payable

Following refurbishment of the building the premises will be subject to a reassessment. Interested parties are advised to make their own enquiries with the local rating authority.

Nearby restaurants

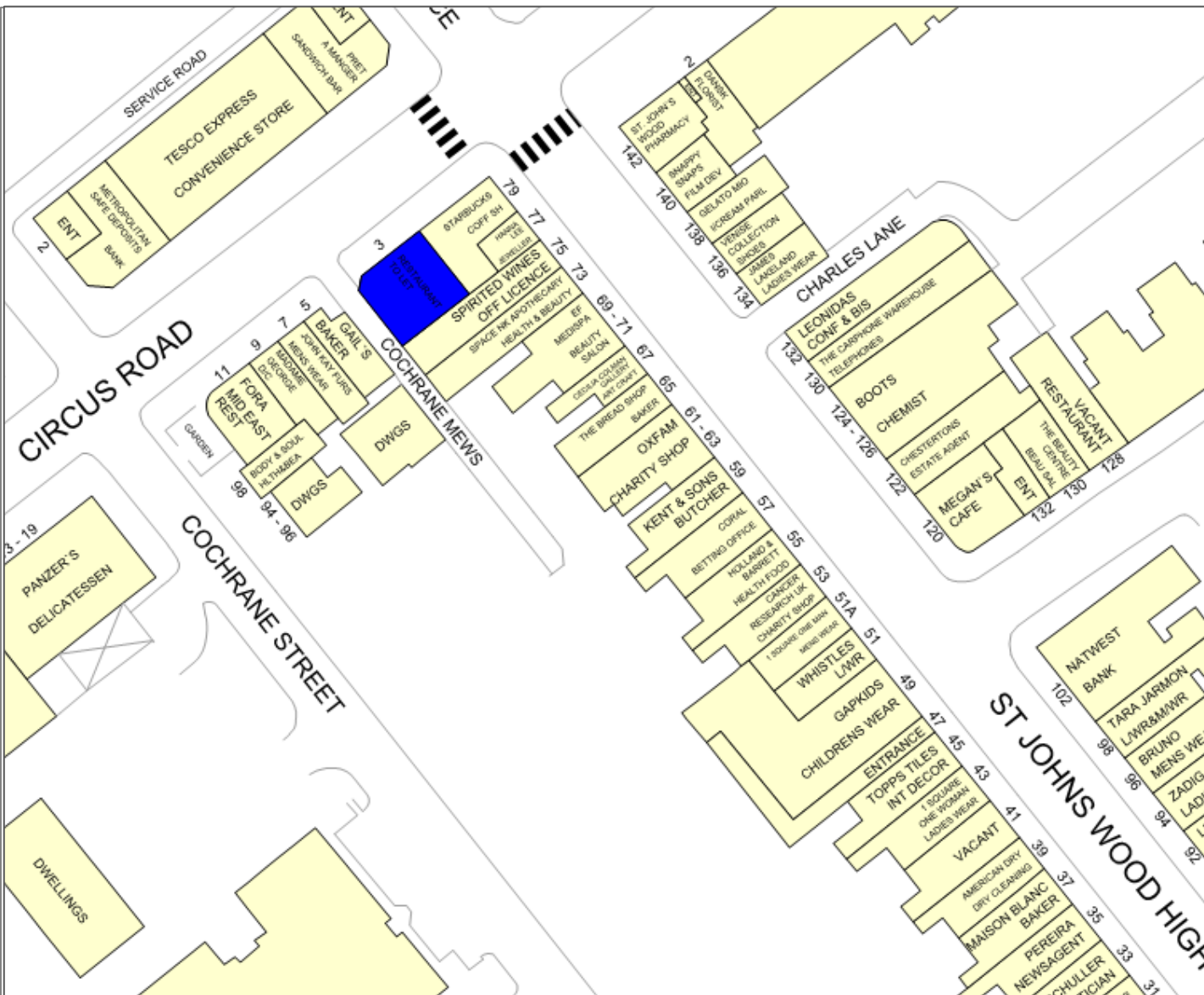
THE IVY
CAFE
ST JOHN'S WOOD

Chicken
SHOP

Carluccio's



GAIL'S
ARTISAN BAKERY



Experian Goad Plan
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 Ordnance Survey 100017316

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