



DEAN GAMBLES ^{AND} CO

LDN



PROPERTY PARTICULARS

Prime St John's Wood Corner Site With Outside Seating 3 Circus Road, Westminster, NW8 6NX

- **Private and Confidential – Staff Unaware**
- **74 covers over ground floor plus 16 external.**
- **Corner site arranged over ground and basement level.**
- **Nearby occupiers include Starbucks, Gails and Pret.**
 - **Rent: £185,000 PAX.**
 - **Consideration: Offers in the region of £300,000**
NIA: 3,186 Sq Ft.
- **Premises License: Mon: 08:00-23:30 // Tue: 08:00-23:30 // Wed: 08:00-23:30 // Thurs: 08:00-23:30 // Fri: 08:00-23:30 // Sat: 08:00-23:30 // Sun: 12:00-22:30**

The particulars are set out as a general outline only for the guidance of intending purchasers or lessee and do not constitute nor constitute part of an offer or contract. They are issued without responsibility on the part of the vendor, Dean Gambles and Company any of their respective employees or agents. All descriptions dimensions references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them. No person in the employment of Dean Gambles and Company or their agents has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The premises are ideally located within proximity of St John's Wood Underground Station (Jubilee Line). Nearby operators include Starbucks, Gails, and The Ivy Cafe, amongst others.

NET INTERNAL FLOOR AREA (Sq Ft)

Ground: 1,496
Basement: 1,690
TOTAL: 3,186 Sq Ft.

DESCRIPTION

Fully fitted, corner unit arranged over ground and basement. Basement includes WCs, storage, staff changing rooms, kitchen, office and a walk-in freezer.

RATES

According to the Valuations Office Agency, the rateable value is £109,000.

CONSIDERATION

Offers in the region of £300,000

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be made available upon request to bona fide parties.

RENT

£185,000.

HOLDING DEPOSIT

A holding deposit will be required to secure the Property. The deposit will buy a period of exclusivity and will be held in the Dean Gambles & Co deposit account.

PREMISES LICENSE

The property benefits from a premises license with the following hours of trading.

Mon: 08:00-23:30 // Tue: 08:00-23:30 // Wed: 08:00-23:30 //
Thurs: 08:00-23:30 // Fri: 08:00-23:30 // Sat: 08:00-23:30 //
Sun: 12:00-22:30

VALUE ADDED TAX

All rents and prices quoted may be subject to Value Added Tax.

TENURE

The property is held by a Full Repairing and Insuring Lease for a term of 15 years from 14 May 2021. The lease is subject to 5 yearly rent reviews. It is understood that the lease is granted outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954, part two as amended.

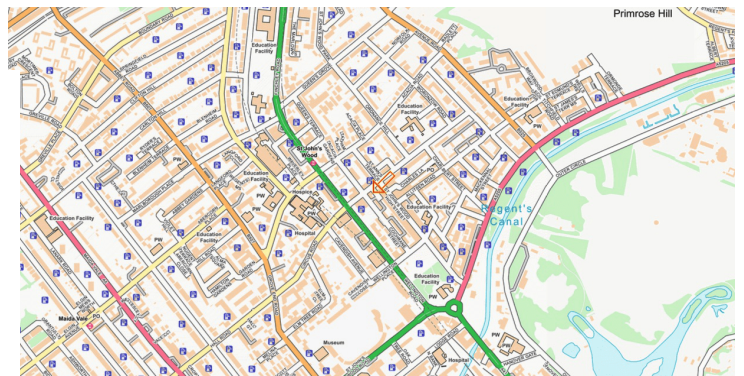
VIEWINGS AND FURTHER INFORMATION

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