

TO LET/ FOR SALE

Free of Tie Public House – St John's Wood, London

**(FORMER SALT HOUSE), 63 ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 0AE**

- Within circa 750 metres of St John's Wood, South Hampstead and Kilburn High Road train stations
- Close proximity to Regent's Park and Lord's Cricket Ground
- Upgraded domestic accommodation upstairs
- External trade patio
- Gross internal area approximately 485 sq m (5,221 sq ft)

AVAILABLE AS NEW 20 YEAR LEASE - Free of tie - RENTAL OFFERS INVITED - (VAT will be applicable)

Or

FREEHOLD WITH VACANT POSSESSION**SUBJECT TO CONTRACT - Sole Letting/Selling Agents**

LONL635

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Location

The property fronts Abbey Road at its junction with Belgrave Gardens, within an area administered by Westminster City Council. The immediate area is very desirable and includes attractive, high value residential accommodation interspersed with predominantly independent / boutique retailers. The world-famous Abbey Road Studios is a short distance to the south.

Kilburn High Road (London Overground Line) and Kilburn Park (Bakerloo Line) are both within 750 metres to the west. St John's Wood Underground Station (Jubilee Line) is circa 675 metres to the south east with Regent's Park and Lord's Cricket Ground a short distance further south. South Hampstead train line is easy walking distance to the north east.

A location plan is attached.

Description

An attractive, Victorian-Style, three-storey corner property with a patio to the front and side and enclosed outside yard space to the rear. The internal accommodation can be summarised as follows.

Basement	Rooms laid out to provide customer WCs, commercial kitchen, staff area, cellarage / storage. Yard area.
Ground Floor	Set out to provide a bar area to the front with dining area to the rear.
First Floor	Set out to provide additional dining and trading.
Second Floor	Bedroom, lounge / kitchen and bathroom / WC.
Third Floor	Bedroom, lounge, kitchen and bathroom / WC.
Outside	Trade patio to the front and side.

Basement	157 sq m (1,692 sq ft)
Ground Floor	146 sq m (1,570 sq ft)
First Floor	61 sq m (653 sq ft)
Second Floor	61 sq m (653 sq ft)
Third Floor	<u>61 sq m (653 sq ft)</u>
Total	485 sq m (5,221 sq ft)

Using the online Promap measuring service the site area is calculated to be: -

Site Area 281 sq m (3,025 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The property previously had a Premises Licence permitting the sale of alcohol from 10:00 am until 12:00 am Monday to Saturday and until 11:00 pm on Sunday. **This licence has been revoked and the purchaser/lessee will work with the owner to obtain a new licence.**

Planning

It has been ascertained from verbal enquiry of Westminster City Council that the property is not listed but is situated within St John's Wood Conservation Area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £75,000 with effect from April 2023.

Basis of Sale or Letting

The whole building is being offered either by way of a freehold sale, or by way of a new lease on a free-of-tie basis. The term will be for a minimum of 20 years' subject to indexation and rent reviews to open market value every five years. The permitted use will be as a public house and premises. Rental offers are invited for the whole building on a free-of-tie basis.

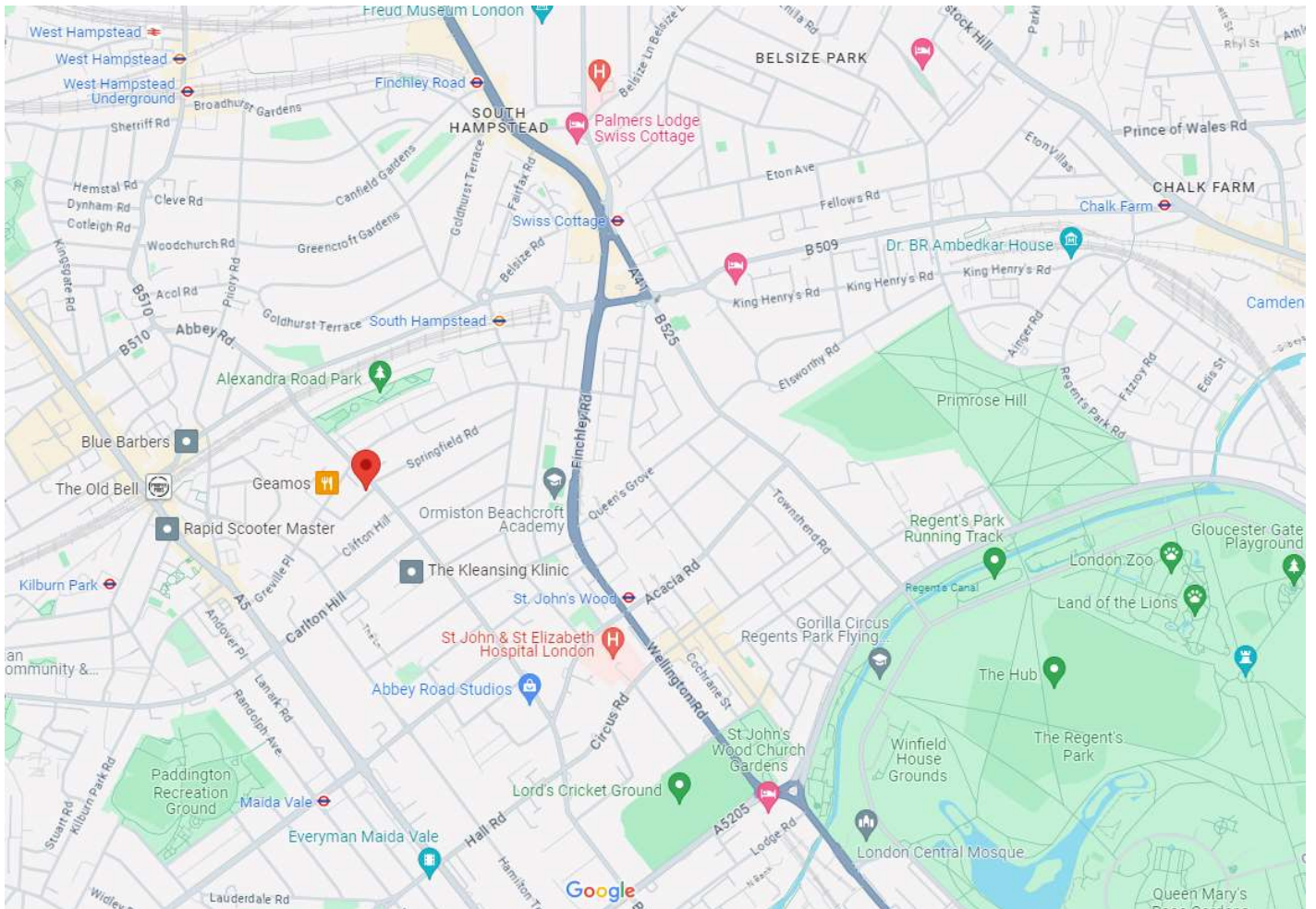
Viewing

Viewings should be arranged by appointment only.

For further information, please contact James Grimes on tel: 020 7836 7826 or email: james.grimes@agg.uk.com

EPC

The property has an EPC rating of "D – 100". [Link to EPC](#)



Google Maps. Not to scale - Provided for indicative purpose

Floor Plans – historic, provided for illustrative purposes only, not to scale and no longer reflective of current layout but for illustrative purposes



EPC

The property has an EPC rating of D (100). The EPC can be downloaded [here](#).

