

**Lot 19, 9 Blenheim Terrace, St John's Wood, London,
NW8 0EH**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 19, 9 Blenheim Terrace, St John's Wood, London, NW8 0EH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Property Information

London Retail Investment

- Ground floor cafe let until Feb 2035 (no breaks) t/a Caffe Bianco
- Highly prestigious and affluent North West London location
- Immediate proximity to Abbey Road and Lords Cricket Ground
- 400 metres from the World Famous Beatles Crossing on Abbey Road
- VAT Free Investment

Lot

19

Auction

2nd November 2023

Rent

£20,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

1.5 miles north of London's West End

Roads

A41 Wellington Road/Finchley Road

Rail

St John's Wood Underground Station (Jubilee Line), Maida Vale (Bakerloo Line)

Air

London Heathrow, London Luton and London City Airports

Situation

St. John's Wood is a highly affluent and prestigious North London district situated just north of Regent's Park and is home to the world famous Lords Cricket Ground. The property is well located on Blenheim Terrace close to its junction with Abbey Road. The immediate vicinity predominantly comprises an eclectic mix of restaurants and cafes including Pizza Express as well as attractive terrace houses.

Tenure

Virtual Freehold. Held for a term of 999 years from 29/09/1987 at a ground rent of one white rose.

Description

The property comprises a ground floor cafe forming part of a larger terraced building with self-contained residential accommodation on the first and second floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 19, 9 Blenheim Terrace, St John's Wood, London, NW8 0EH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	27.50	(296)	INDIVIDUALS t/a Caffè Bianco	20 years from 03/02/2015 until 02/02/2035	£20,000	03/02/2025 and five yearly
Total Approximate Floor Area		27.50	(296) (1)			£20,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

**Lot 19, 9 Blenheim Terrace, St John's Wood, London,
NW8 0EH**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 19, 9 Blenheim Terrace, St John's Wood, London, NW8 0EH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 19, 9 Blenheim Terrace, St John's Wood, London, NW8 0EH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



**Lot 19, 9 Blenheim Terrace, St John's Wood, London,
NW8 0EH**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 19, 9 Blenheim Terrace, St John's Wood, London, NW8 0EH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 19, 9 Blenheim Terrace, St John's Wood, London, NW8 0EH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Soloman Taylor & Shaw

3 Coach House Yard

Hampstead

NW3 1QD

Gary Philips

0207 431 1912

Gary@solts.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) 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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020