



**PRELIMINARY DETAILS  
SHOP/OFFICE/SHOWROOM TO LET**

**16 BLENHEIM TERRACE  
ST JOHN'S WOOD  
NW8 0EB**



**Location**

Blenheim Terrace is situated in an affluent tree-lined residential street with excellent transport links; regular underground services from St John's Wood (Jubilee line) or Maida Vale (Bakerloo Line) within walking distance. Tucked away adjoining the prominent Abbey Road and close to Lord's Cricket Ground, the property neighbours a handful of shops and restaurants including Vera's and Pizza Express serving its local residents and visitors.

**Accommodation**

Currently comprising a post office shop with the following areas;

**Ground Floor:** 330 sq.ft.

**Rear Kitchen:** 61 sq.ft.

**Stores:** 11 sq.ft.

**External:** One loading/unloading space in forecourt in front of shop frontage.

**Rent**

Offers in the order of £23,500 p.a.x

**Rates Payable**

£8,120 p.a. approx. (please rely on own enquiries of Local Authority)

**Lease**

Available on a new lease for term to be agreed.

**EPC**

Applied for.

**Legal Costs**

Each side's legal costs to be borne by the respective parties.

**All enquiries**

**Jonathan Green, 07778 803090.**