



RETAIL TO LET | 1,562 SQ FT

77 ABBEY ROAD, ST. JOHN'S WOOD, LONDON, NW8 0AE



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## REFURBISHED SHOP & BASEMENT PREMISES (LEASE TO BE ASSIGNED WITHOUT PREMIUM)

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- Prominent Main Road Location
- Newly Refurbished
- Basement Suitable for Retail & Storage
- Kitchen, Shower & WC/Washroom in Basement



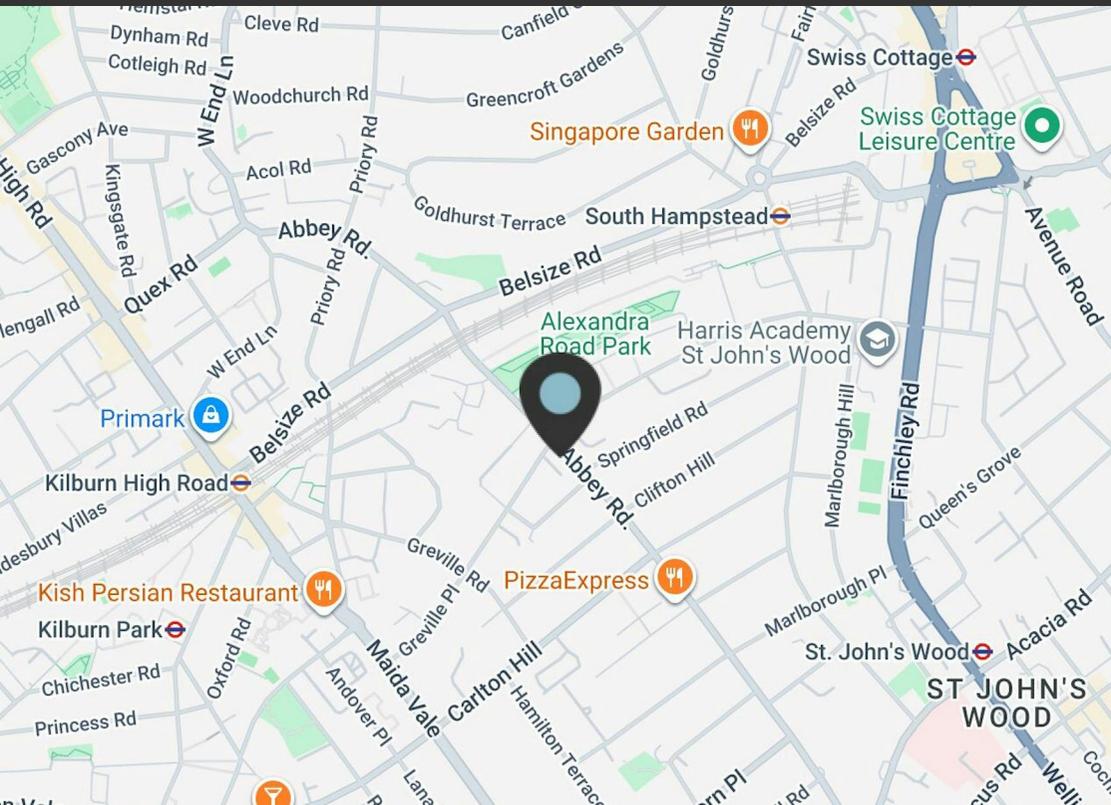
# DESCRIPTION

The premises comprise of a recently refurbish Shop and Basement Premises suitable for a variety of business uses under the recently updated Class E Planning Uses Classification.

The ground floor shop is in open plan with a rear kitchen and an office/storeroom. The Basement area is in open plan with three storage vaults plus a new kitchen area, WC/Washroom plus an additional WC/Washroom and shower. The premises is suitable for either retail, office, medical clinic or beauty treatments and storage uses.

## LEASE TERMS:

The entire premises are held on as Full Repairing & Insuring Lease for a term of 15 years from the 19th June 2025, with 5 yearly 'Upward Only' Rent Reviews and 5 yearly 'Tenant Only' Breaks subject to 6 months prior written notice being given of the same.



# LOCATION

The Premises are situated midway along Abbey Road located on the Southern side of the thoroughfare close to Blenheim Terrace and to the junction of Boundary Road. St. John's Wood, Kilburn High Road and South Hampstead stations are all within a short walk. Located amongst the parade of shops is an interesting mix of specialist retailers, beauty operators, coffee shops and restaurants including Abbey Road Framing, Coffee Bank London, Metta Spa, Beyoutiful Retreat Aesthetics Clinic, Hodgetts Chemist, Coastline Galicia, Pizza Express and Almas Persian Restaurant.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail & Kitchen + Storeroom	682	63.36	Available
Basement - Storage, WC's & Shower	880	81.75	Available

## RENT

£50,000 per annum \*\*\*THE LEASE IS TO BE ASSIGNED WITH NO PREMIUM\*\*\*

## RATES & CHARGES

Service charge: N/A

Rates payable: £16,591.75 per annum

## EPC

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## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



**Robert Reiff**

0207 4439868

07775 605555

robert@dutchanddutch.com

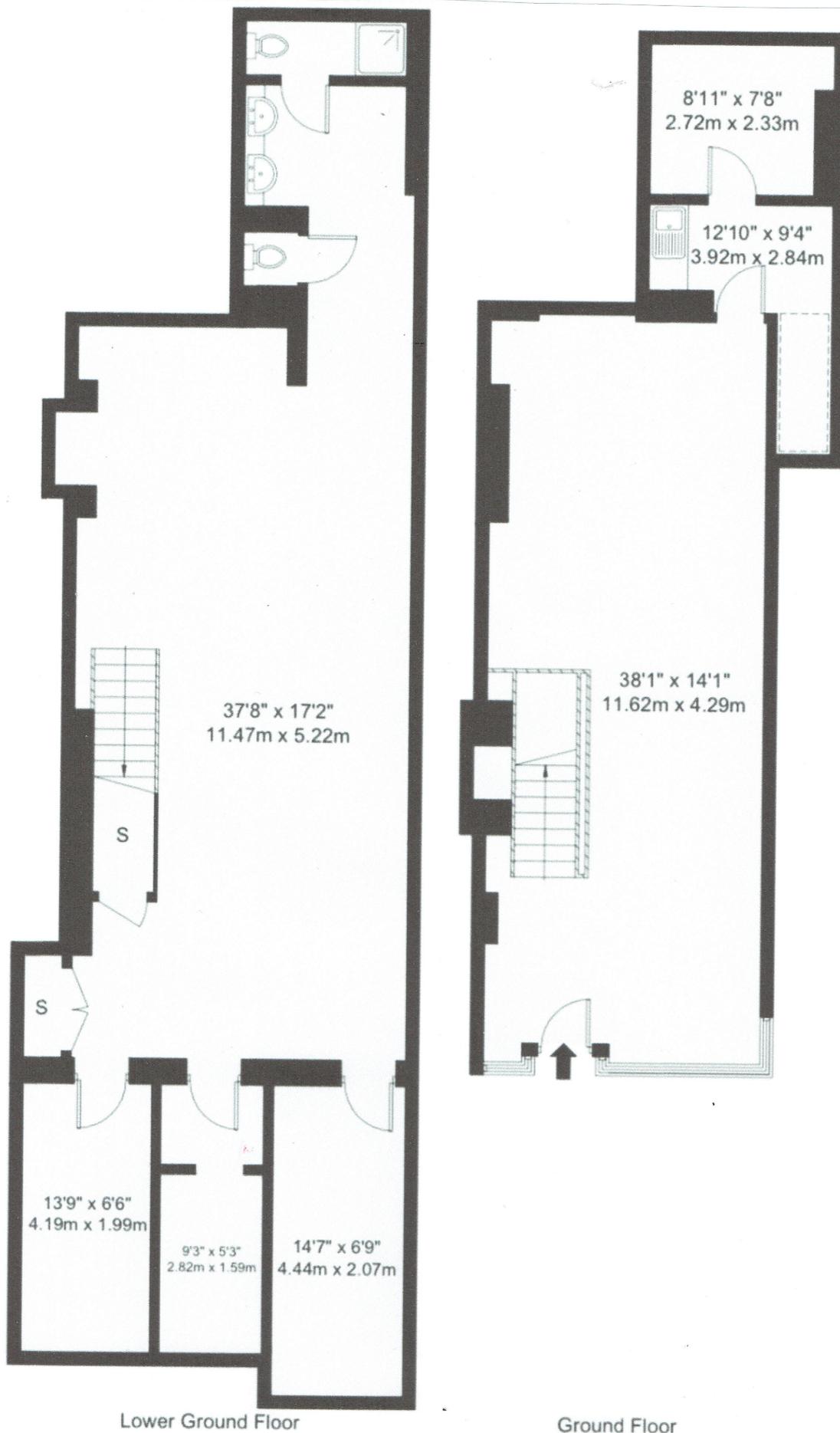
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77 ABBEY ROAD, ST. JOHN'S WOOD, LONDON NW8 0AE 1,562 SQ. FT. (145.10 SQ. M.) APPROX.

(FOR IDENTIFICATION ONLY – NOT TO SCALE)



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.