



**GF/Basement 77 Abbey Road, St John's Wood, NW8 0AE**

**£50,000 Per Annum**

**| 3 Rooms**

**| 1 Bath + WC**

**MAPESBURY**



**Must be seen £50,000 per annum**

- Newly Refurbished Unit
- Turn Key Commercial Space
- Kitchenette| Bathroom| WC
- Electric Front Shutter
- New Lease Available
- EPC Rating E
- Arranged over 2 floors
- Beautiful Glass/Wood Frontage
- Multiple Businesses (Class E)
- Close to Underground
- Available Now
- Council Tax: tbc

### Description

This newly refurbished commercial property offers a fantastic opportunity for a wide range of businesses under the Class E Planning Use Classification. Situated in the highly desirable St John's Wood, this property benefits from excellent visibility, strong foot traffic, and convenient transport links. Set in the heart of St John's Wood, surrounded by vibrant local amenities, high-end retailers, and excellent connectivity.

### Property Features

**Ground Floor:** Spacious open-plan retail area with a rear kitchen and office/storage room, ideal for a variety of business operations.

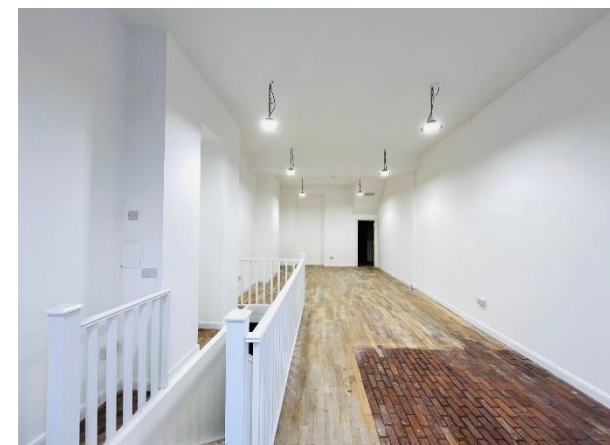
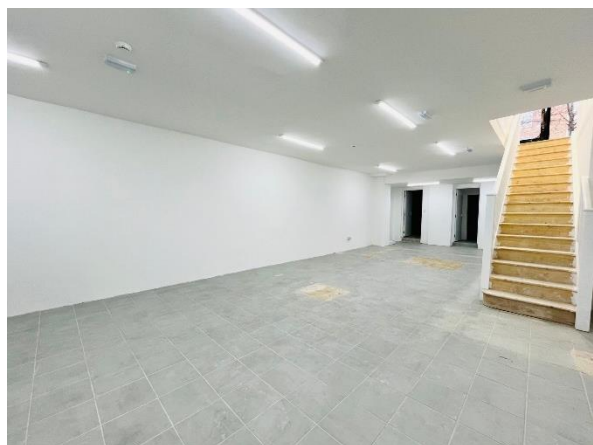
**Basement Level:** Open-plan layout featuring three storage vaults, a brand-new kitchen, two WC/washrooms, and a shower facility, providing flexible space for retail, office, treatment, or storage use.

### Size Gross Internal Area: 1612 Sq Ft (145 Sq M)

Ground Floor: 682 Sq Ft (63 Sq M) approx.

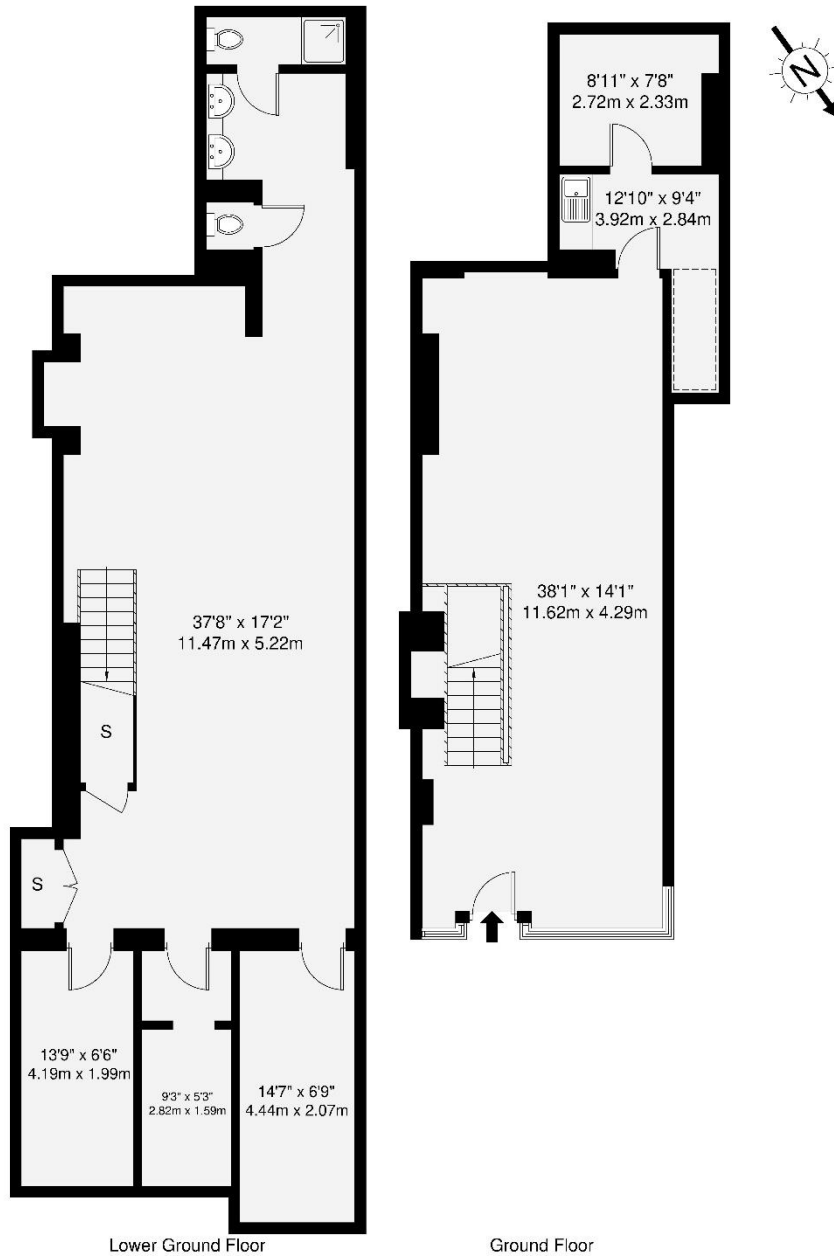
Basement: 880 Sq FT (82 Sq M) approx.

Close to St John's Wood (Jubilee Line) and South Hampstead (Overground).  
Enquire now to arrange a viewing and secure this prime commercial space!









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
149.7 sq m / 1612 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe area  
2.5 sq m / 26 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
2.2 sq m / 23 sq ft

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.

## Energy Efficiency Rating

Very energy efficient - lower running costs

**A+**

net zero CO<sub>2</sub> emissions

0 - 25

**A**

26 - 50

**B**

51 - 75

**C**

76 - 100

**D**

101 - 125

**E**

126 - 150

**F**

Over 150

**G**

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive  
2002/91/EC



47 This is how energy efficient the building is

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