

Wenlock & Taylor



Boundary Road, St Johns Wood

London, NW8 0RH

£600,000

We are pleased to offer this Freehold Commercial & Residential investment property comprising a vacant Ground Floor retail shop (500 sq.ft/ 46 sq.m approx) with Basement (600 sq.ft./56 sq.m approx) and rear outside space. The residential upper parts comprise First Floor & Second Floor flats which are sold on Leases for terms of 189 years from 1977 (therefore each 144 years unexpired). The shop has Class 'E' usage (previous trader - Beauty Salon) but does require some refurbishment/upgrading and is situated in an affluent Conservation area of leafy residential streets and nearby occupiers/niche traders include restaurants, deli, art gallery, estate agent and solicitor. Viewing of the shop is by appointment and the property may suit rental investor as well as a keen trader. Business rates via London Borough of Camden - Rateable Value £27,250.

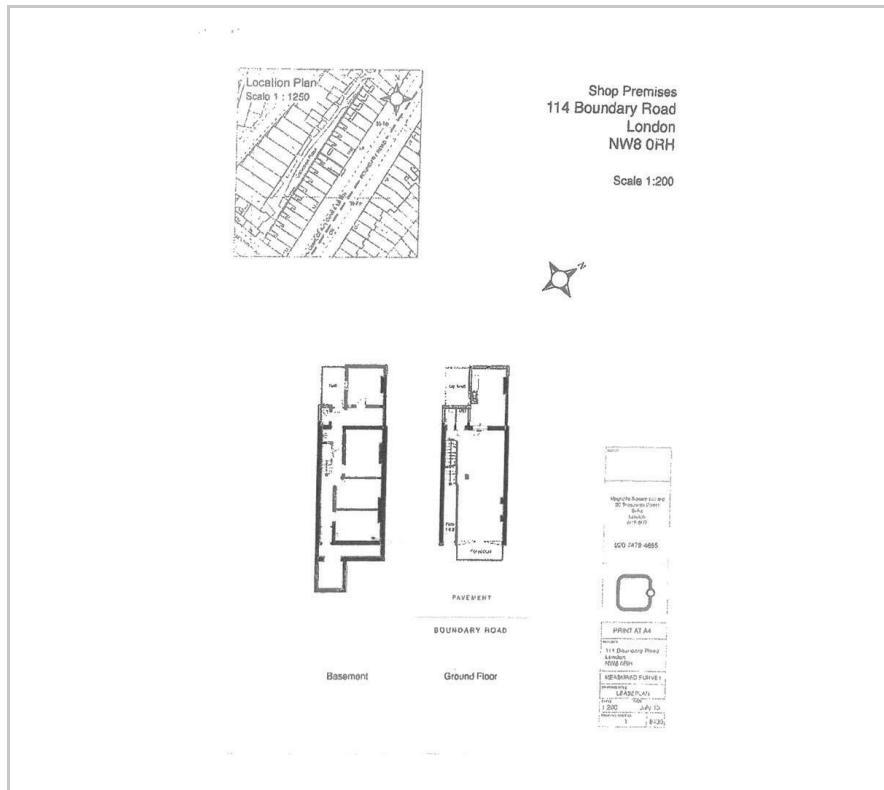
- COMMERCIAL & RESIDENTIAL INVESTMENT PROPERTY
- VACANT SHOP & BASEMENT WITH REAR OUTSIDE SPACE
- REQUIRING SOME REFURBISHMENT / UPGRADING
- UPPER FLATS REVERSIONS in 144 YEARS
- TENURE - FREEHOLD (Subject to the unexpired Flat leases)
- DESIRABLE LOCATION IN AFFLUENT AREA

Viewing

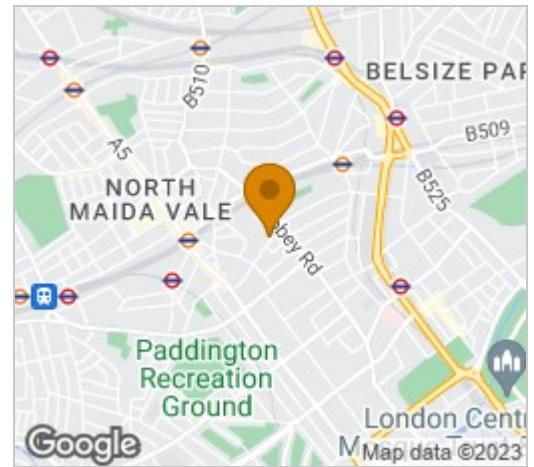
Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

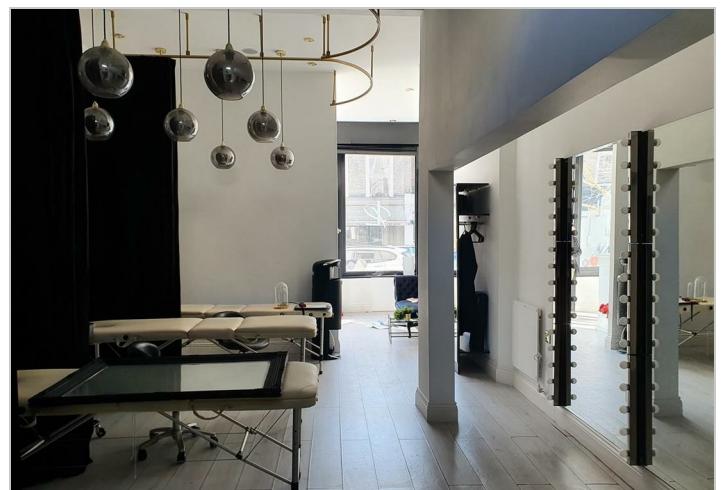


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(80-89) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.