

**Boundary Road, St Johns Wood, NW8 £18,000 Per Annum Subject to contract**

Brand New Self-Contained Shop - A superb ground-floor retail unit on the ever-popular Boundary Road, just off Abbey Road in St John's Wood.

The unit offers approx. 350 sq ft of open space with prominent window frontage, high ceilings and is being offered in a newly refurbished shell condition.

## Property Overview

Overall Size -- 350 sq ft

Depth --

Width --

Lease -- New Lease to be agreed

Premium -- Nil

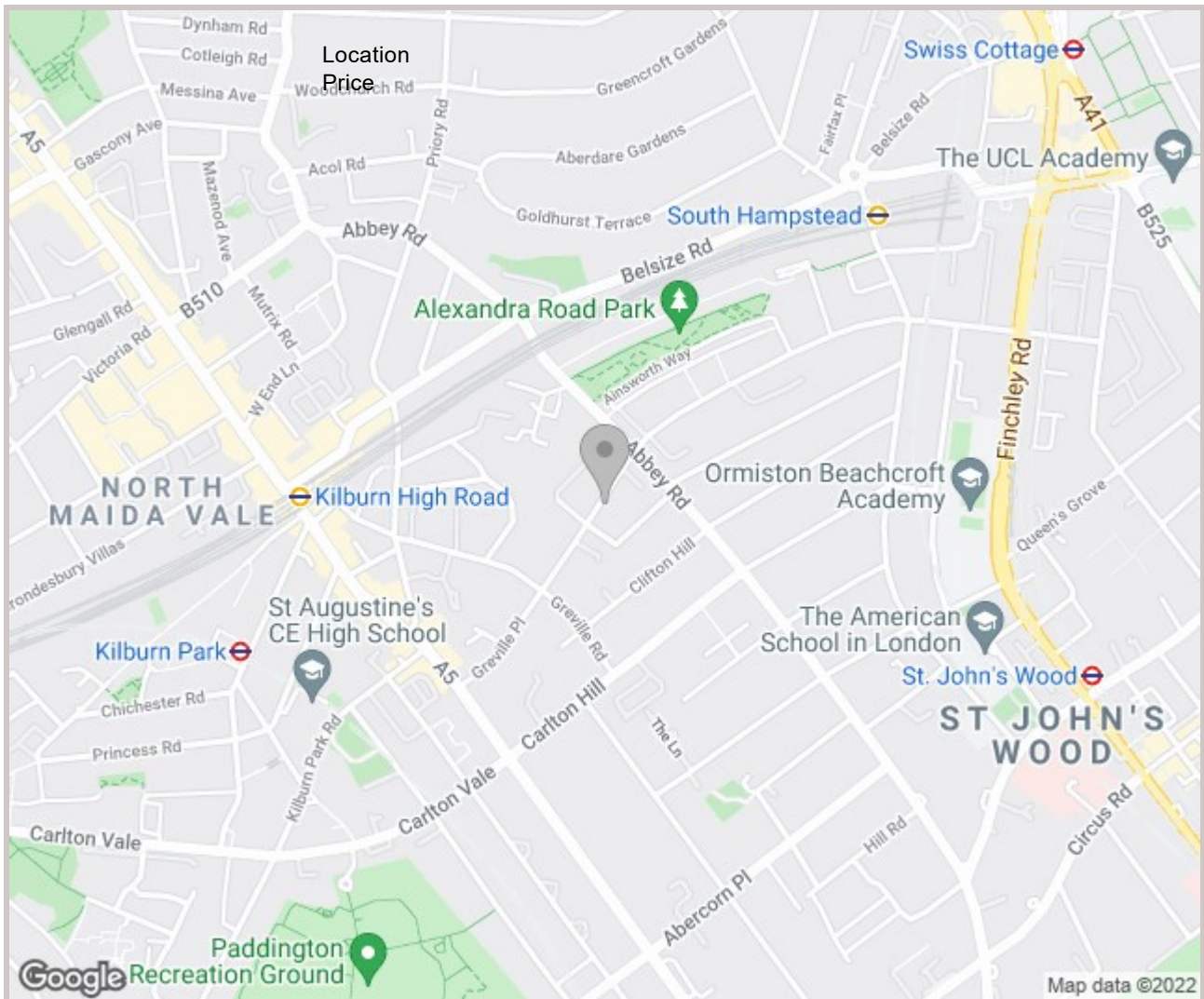
Rateable Value -- To Be Determined

Use Class -- E

Council -- Westminster

EPC --

- New Lease
- Newly Refurbished Shell
- No Premium
- Class E use
- High Ceilings
- Good window frontage
- Popular Road
- Great Location
- Available Now
- Small Front Forecourt



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).