



## Boundary Road, St John's Wood, NW8 £400,000 Subject to contract

A new unit offering circa 45 sq meters of A1 retail on the popular Boundary Road, just off Abbey Road.

Currently operating as an A1 cafe with seating to the front. The property, arranged over the Ground Floor and Basement of a mid-terrace building, is within this well-regarded area of St Johns Wood and just off Abbey Road.

There are a number of boutique-style cafe's and restaurants, convenience stores, beauty and hair salons and a large local residential community.

Boundary Road is located within easy access to both St John's Wood Underground Station ( Jubilee Line ) and Maida Vale Underground Station ( Bakerloo Line ) and the numerous bus links on Abbey Road linking directly to London's West End.

## Property Overview

Retail Unit for Sale

Current Use A1 cafe

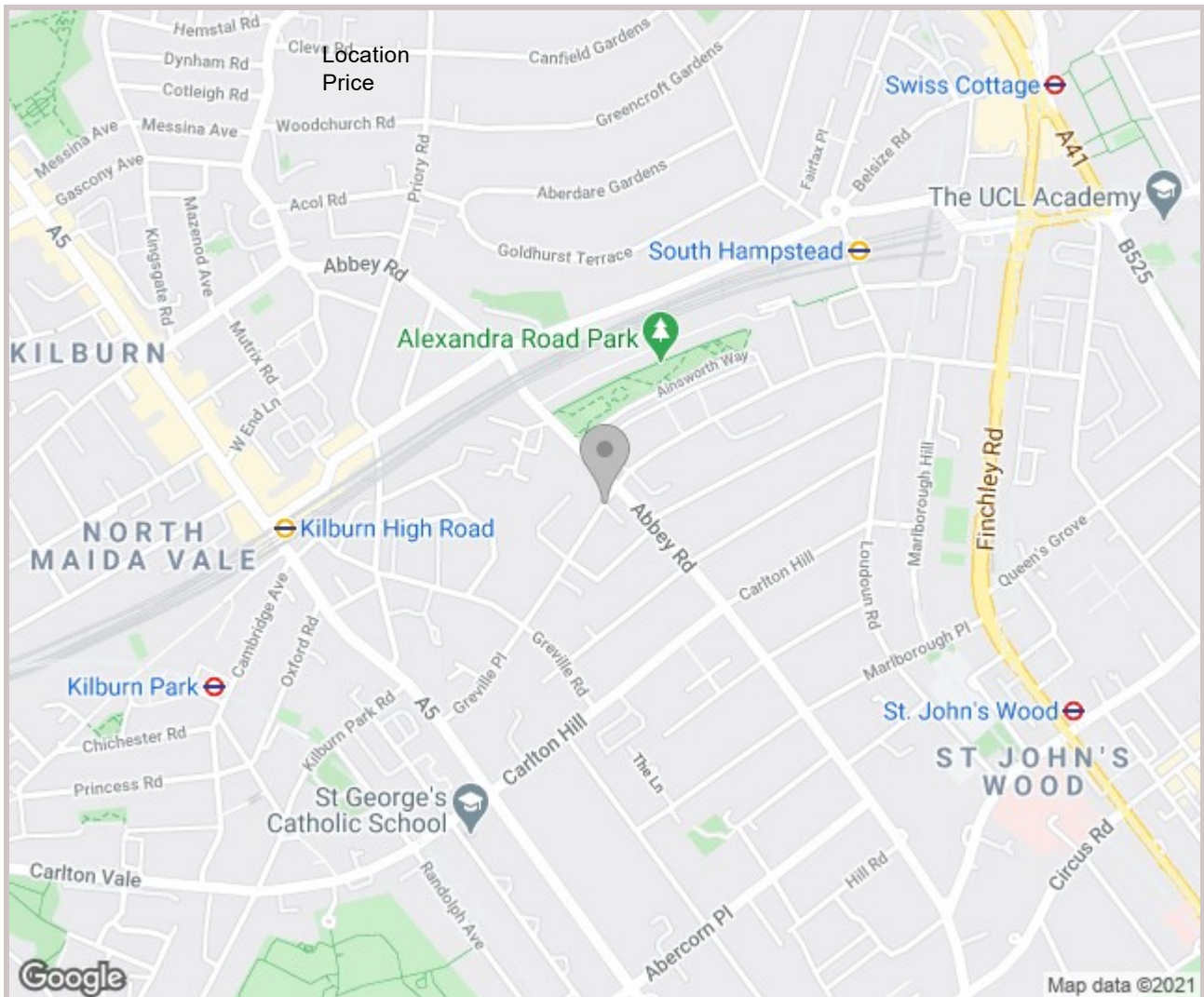
Ground and Basement

Council -- Westminster

EPC -- TBC

Rates - TBC

- Currently A1 Cafe
- For Sale
- Popular Location
- Ground and Basement
- Exterior Seating Area
- 45 sq meters approximately
- New 125 Year lease



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).