

## Boundary Road, St Johns Wood, NW8 £20,000 Per Annum Subject to contract

We are delighted to offer a very prominent ground floor shop in Boundary Village, just off Abbey Road.

Offering approx 500 sq ft with good window frontage to Boundary Road being and very close to the corner with Abbey Road.

The unit offers a large retail area to the front of approx 400 sq ft and a separate office to rear of 100 sq ft, WC. Storage

## Property Overview

Overall Size -- 500 Sq ft (approx)

Depth -- 30.00 ft (main area)

Width -- 13.05 ft (main area)

Lease -- New - to be agreed

Premium -- £Nil

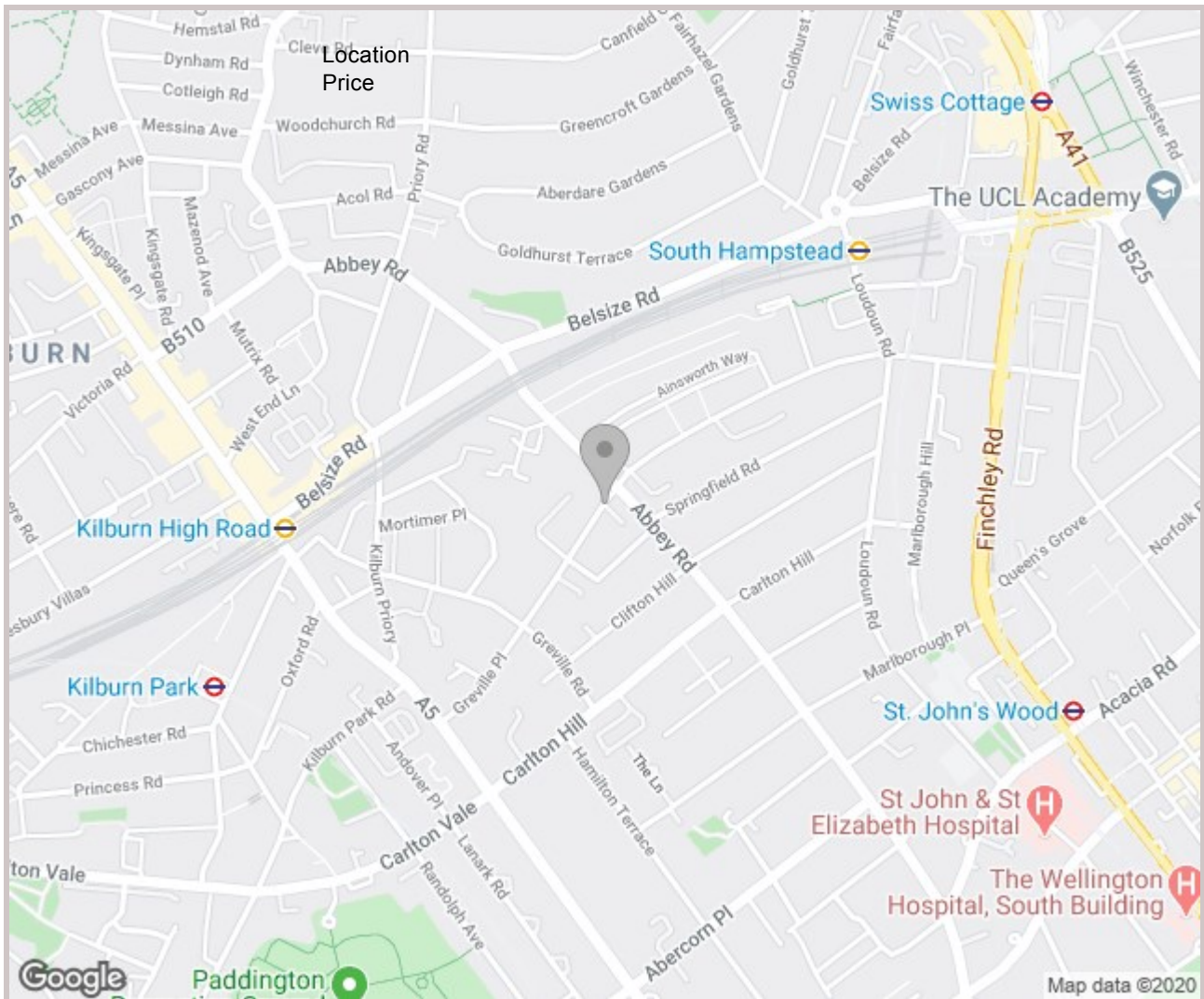
Business rates -- £TBC

Use Class -- A1 retail

Council -- Camden

EPC -- TBC Ordered 19.05.20

- New Lease
- No Premium
- Available now
- High Ceilings
- Large window to street
- Rear office
- Prominent position
- Great location



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).