



Boundary Road, St John's Wood, NW8 £30,000 Per Annum Subject to contract

Newly refurbished throughout this well located Ground and Basement shop is well located on a popular street, Just off Abbey Road.

Offering circa 450 sq ft plus ancillary storage, WC, Kitchennet, and vaults this well-planned, newly constructed High Street Shop is available for a variety of uses, subject to planning.

Boundary Road is just off Abbey Road and is a busy location with an array of shops, pavement cafes, and restaurants. Suitable for retail or private offices.

Ground Floor 351 sq ft
Basement 103 sq ft plus storage and vaults

Property Overview

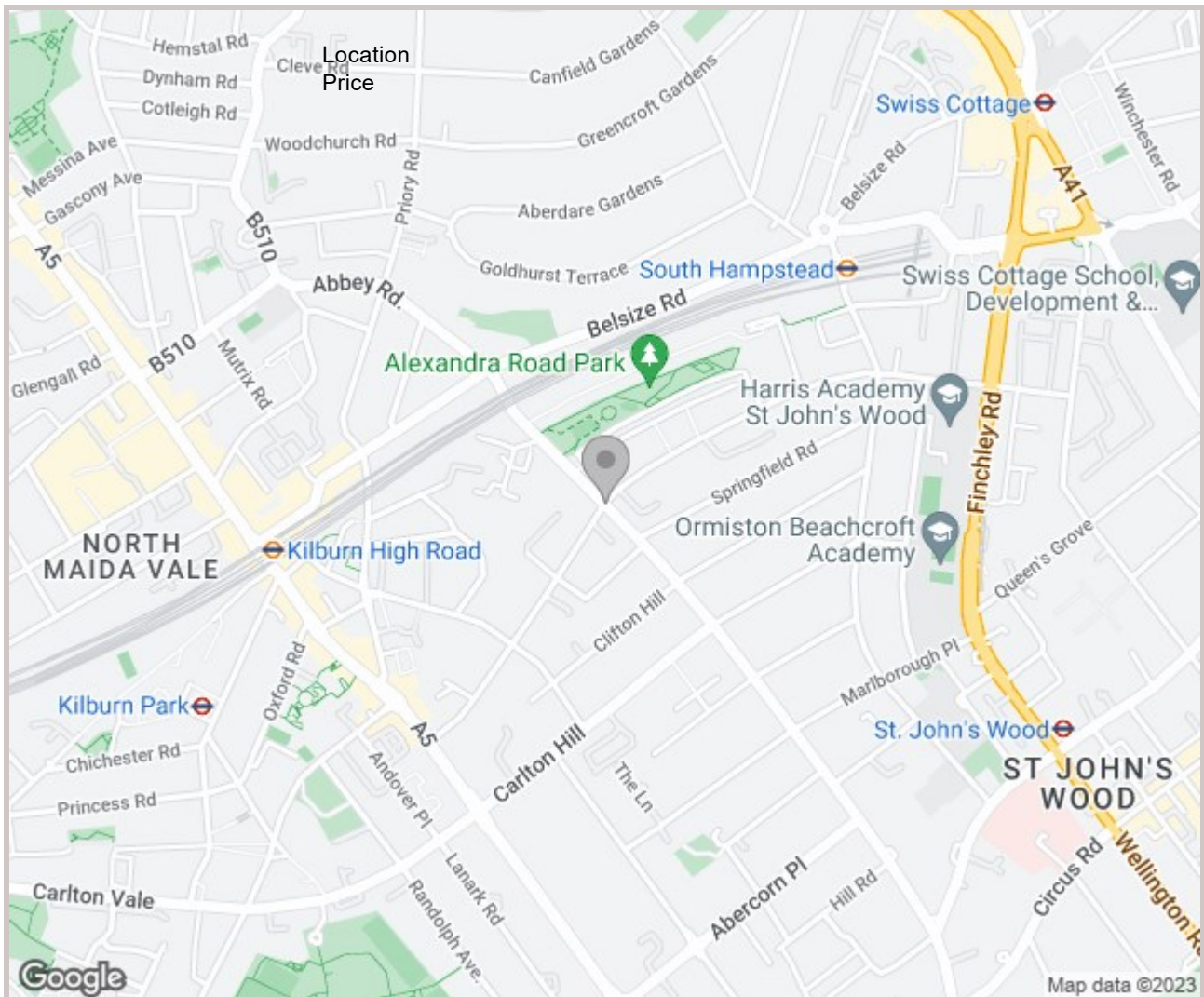
Lease - New Terms to Be agreed

Premium - Nil

Council - Westminster

Business Rates - Rateable Value estimate at £17,500

- ALL NEW
- Prominent Frontage
- Great Location
- Available Now
- Wooden Floors
- Frontage for seating
- All uses considered



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).