



**Boundary Road, St John's Wood, NW8 £28,500 Per Annum Subject to contract**

A superb ground and basement retail unit in the ever-popular Boundary Road is suitable for various uses.

The property offers 270 sq ft on the ground floor, internal stairs leading to the basement floor with a 200 sq ft open area for office/studio/ meeting room plus a further 200 sq ft of vault storage with full head height.

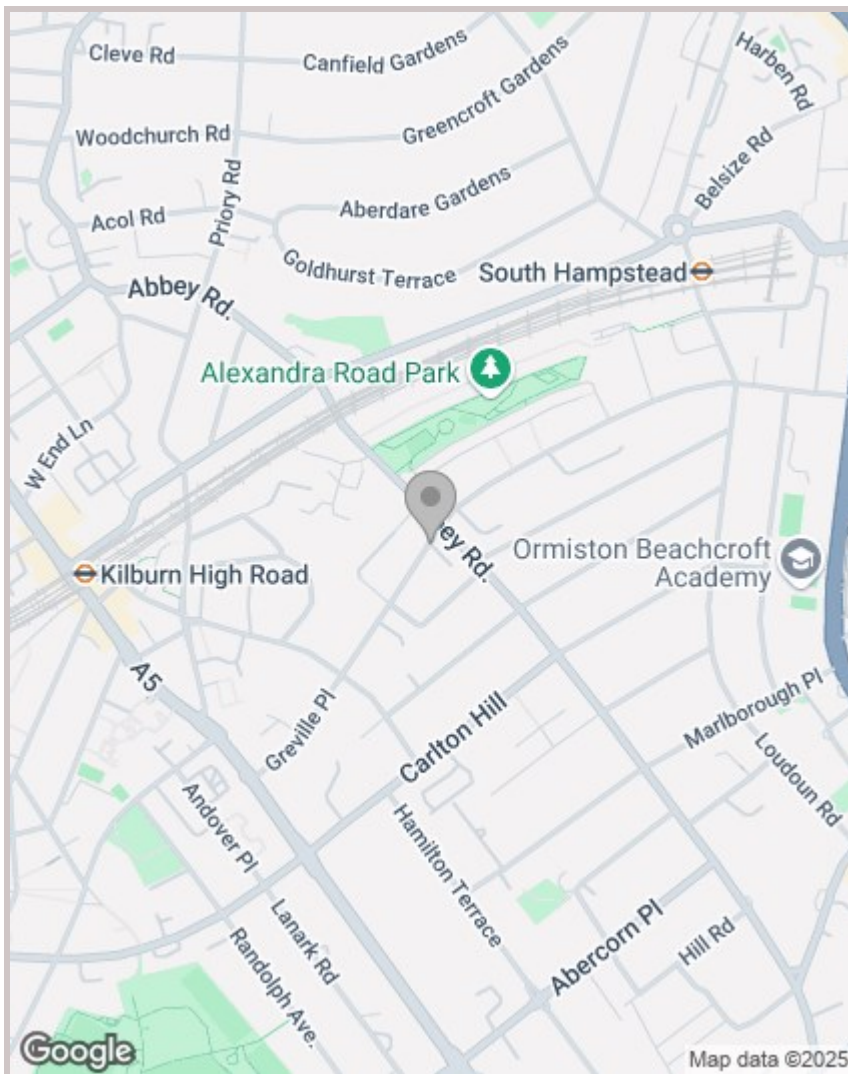
Total size 470sq ft plus vault storage. Large front pavement area for outdoor seating.

## Property Overview


The property has been finished with newly plastered walls and is now ready for any incoming tenant to create the space they need.

Boundary Road is a vibrant street with numerous high-quality retailers and pavement cafes. Located just off Abbey Road, it offers excellent transport links into London's West End and is local to an affluent area.

- New Lease
- No Premium
- Great Location
- Front Forecourt
- Ground and Basement
- Variety of uses
- 470 sq ft plus 200 sq ft vault storage



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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