

**Boundary Road, St Johns Wood, NW8 £21,000 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 property is neighbored with a good selection of beauty salons, Coffee Shops and Restaurants and is well-positioned for excellent transport links on Abbey Road. St John's Wood Underground and Maida Vale Underground are also within easy walking distance.

The unit offers approx. 280 sq ft with prominent window frontage, and high ceilings and is being offered in excellent. Benefiting from front forecourt.

## Property Overview

Overall Size -- 280 sq ft

Depth --

Width --

Lease -- New Lease to be agreed

Premium -- Nil

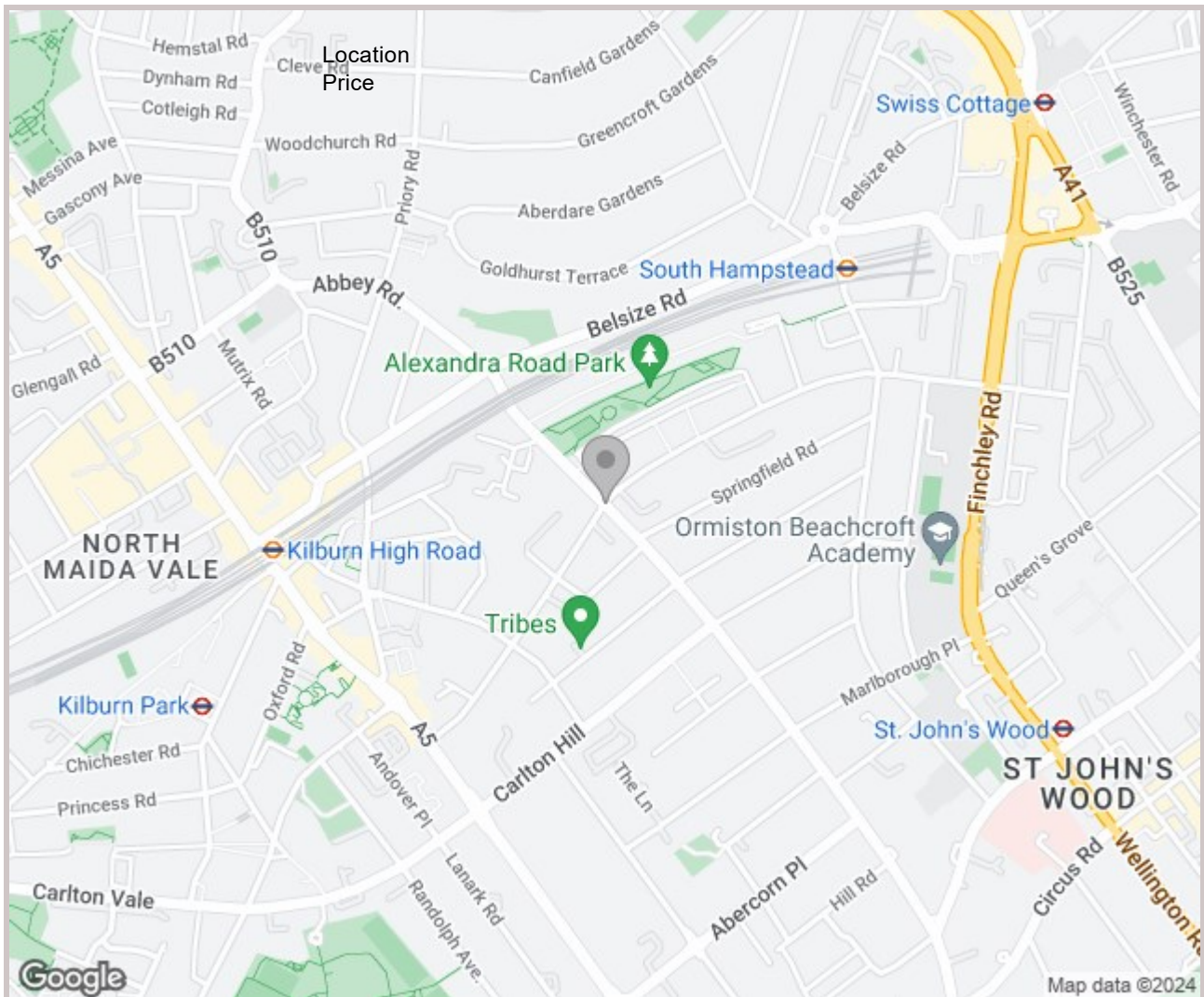
Rateable Value -- To Be Determined

Use Class -- E

Council -- Westminster

EPC --

- New Lease
- Newly Refurbished
- 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).