



## Boundary Road, St John's Wood, NW8 £33,000 Per Annum Subject to contract

Newly refurbished throughout, this well-located Ground and Basement cafe is well-located on a popular street, just off Abbey Road.

Trading as a successful cafe, it is now available for a new user to take over and have the benefit of this wonderful opportunity.

Offering circa 450 sq ft plus ancillary storage, WC, fitted kitchen with extraction, downstairs seating area, and vaults, this well-planned, recently constructed High Street Shop is available immediately.

20 covers internally, plus 8 seats to the front exterior and additional exterior seating available.

Boundary Road is just off Abbey Road and is a busy location with an array of shops, pavement cafes, and restaurants.

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

## Property Overview

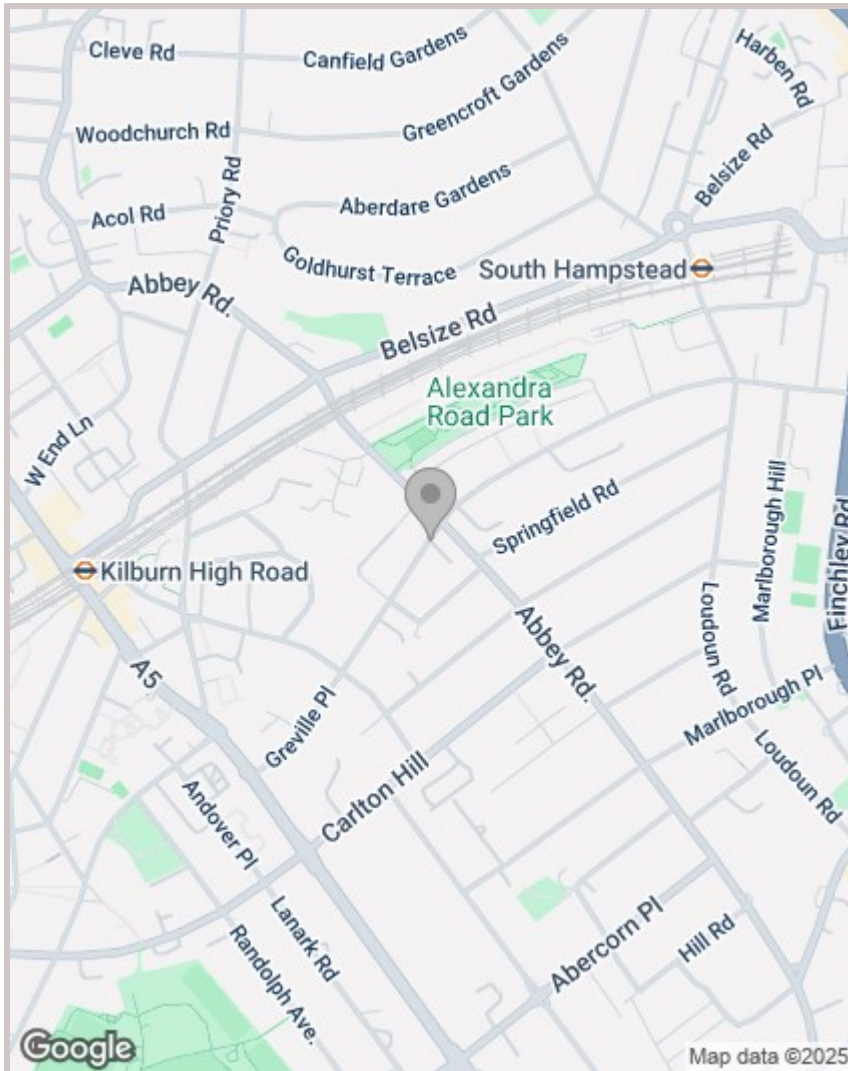
Lease - Assignment

Premium - £40,000 for Fixtures & Fittings

Council - Westminster

Business Rates - Approx £6000 pa ( to be verified )

- Excellent position in Boundary Road
- Prominent Frontage
- Great Location
- Available Now
- Wooden Floors
- Frontage for seating
- Cafe use
- Lease Assignment
- Premium requested
- Instagram Account will be passed to new owner



### Energy Efficiency Rating

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

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Company Registered number  
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We are members of



**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).

