



**Boundary Road, St John's Wood, NW8 £25,000 Per Annum Subject to contract**

A newly refurbished ground and lower ground floor retail unit on the popular Boundary Road just off Abbey Road, St John's Wood.

Featuring newly fitted wooden floors, a new wide staircase with glass panels, kitchenette, shower room and WC, and two vault rooms.

## Property Overview

Circa 730 sq ft gross over both floors the unit offers flexible and diverse space for multiple uses under

Class E usage.

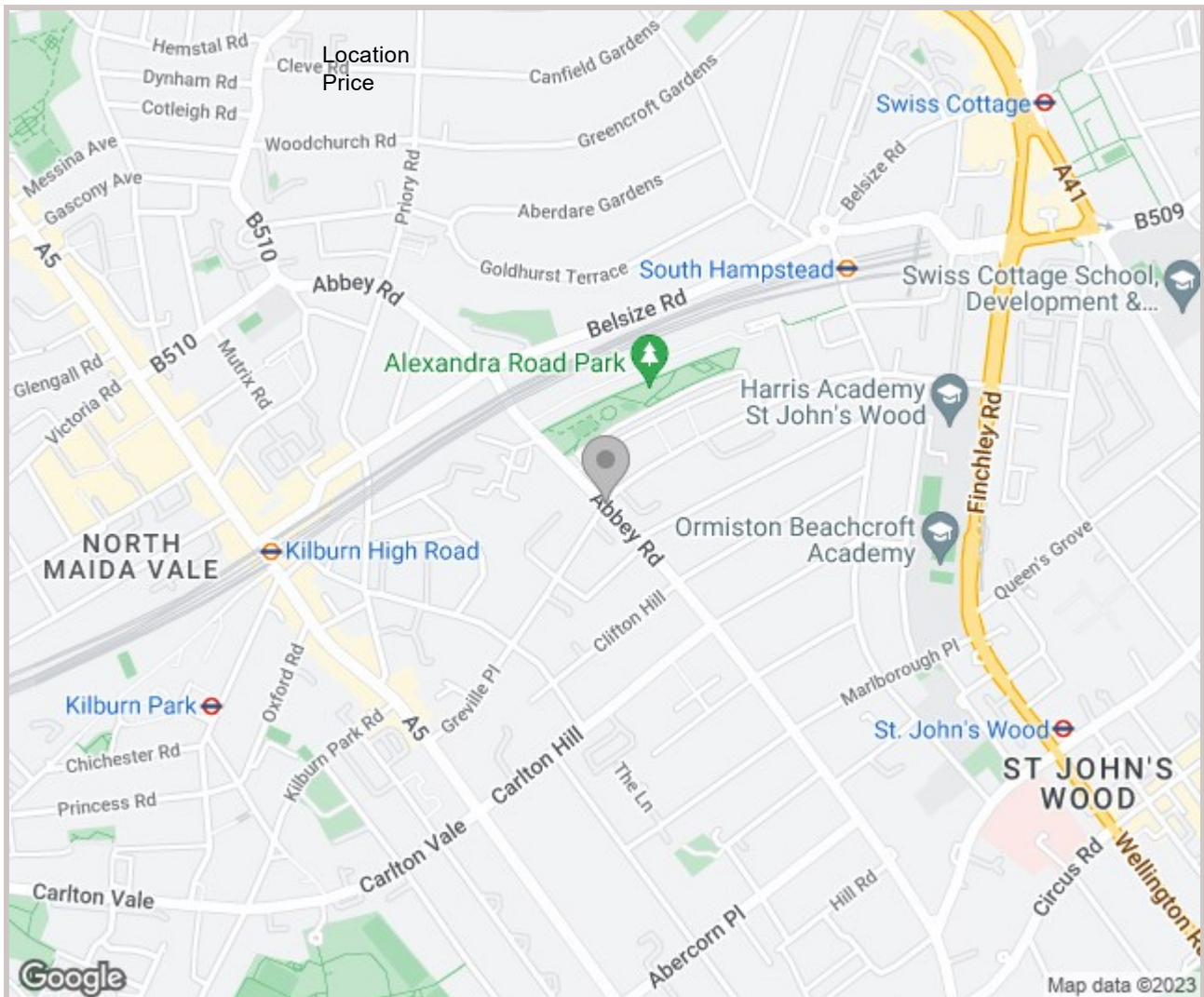
New Lease on terms to be agreed.

No Premium

Westminster Rateable value £ per annum

EPC - D

- Newly Refurbished
- Over two floors
- New Lease
- No Premium
- Great Location
- Local Cafe's, Restaurants and convenience stores
- Close Abbey Road
- Class E
- Must See



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).