



Boundary Road, St John's Wood, NW8 £27,000 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.

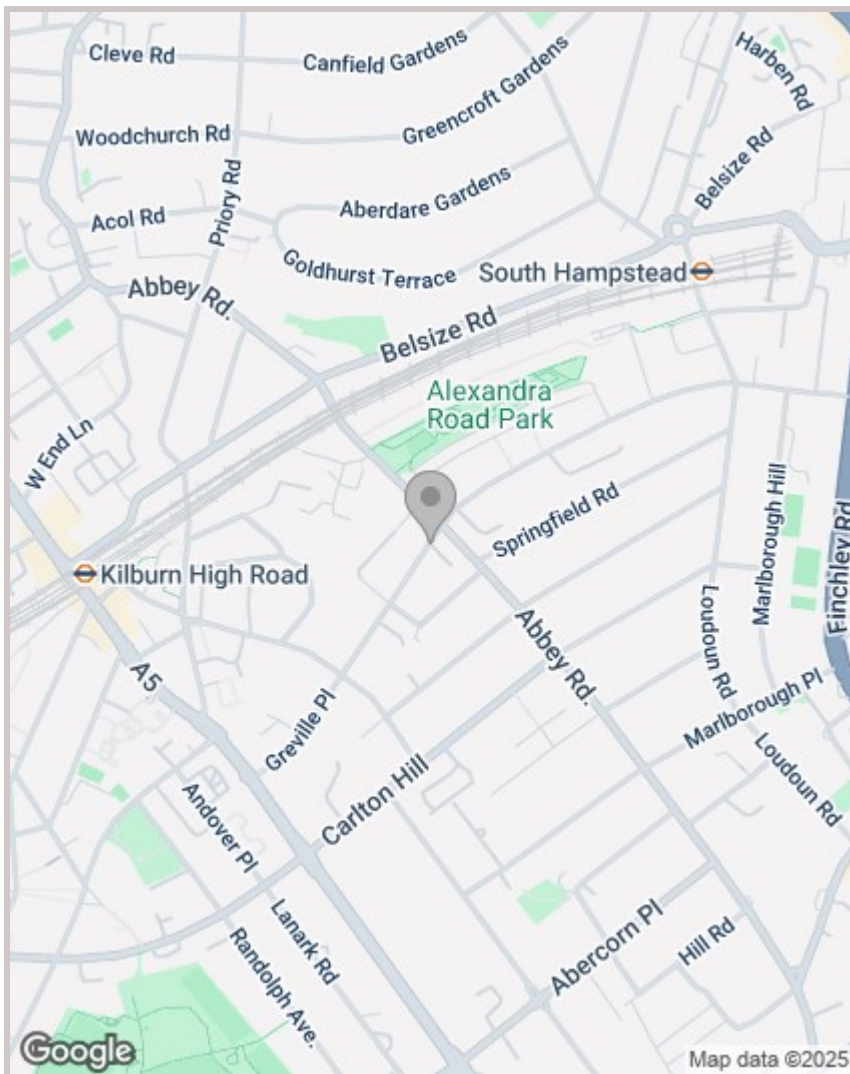
Total size 470sq ft plus vault storage. Large front pavement area for outdoor seating.

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

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