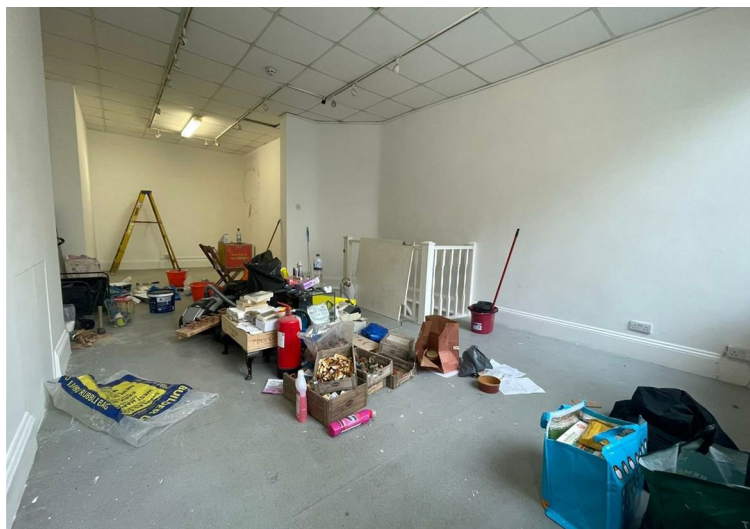




Boundary Road, St John's Wood, NW8 £30,000 Per Annum Subject to contract

Class E shop over ground and lower ground floors in the very popular Boundary Road.

Previously used as a pet store or groomers, this open space of circa 650 sq ft offers flexible space for a variety of uses within Class E

Large front forecourt, ground floor with wooden floors with internal stairs to basement, toilet and ancillary storage

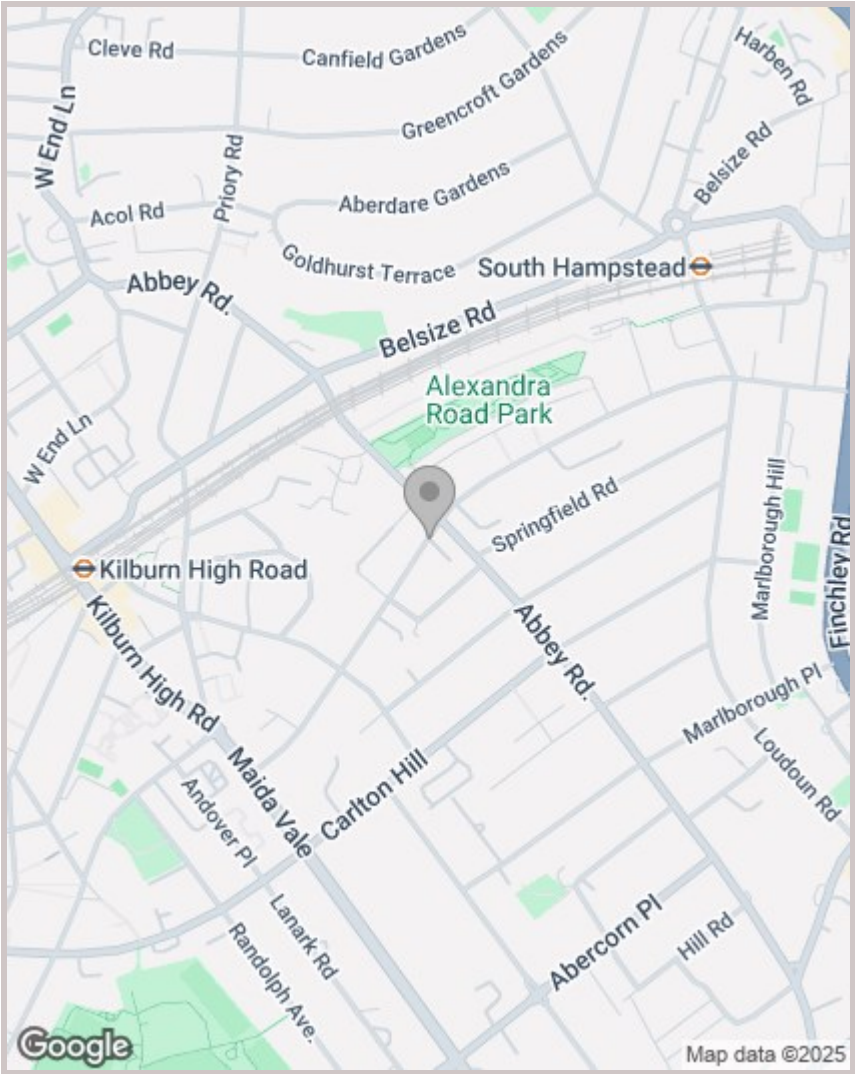
Property Overview

Business Rateable Value £21,750 (at payable 0.49 = £10,657.50 per annum)

EPC - D

New Lease

- Great Location
- Busy Road
- vacant
- New Lease
- No Premium
- Available Now
- Multiple Uses
- Class E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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).