

**ST JOHN'S WOOD**  
**109 Boundary Road, NW8 0RG**



**RETAIL UNIT TO LET ON A NEW LEASE**  
**Class 'E' Use**  
**938 Sq Ft with Rear Outside Space**

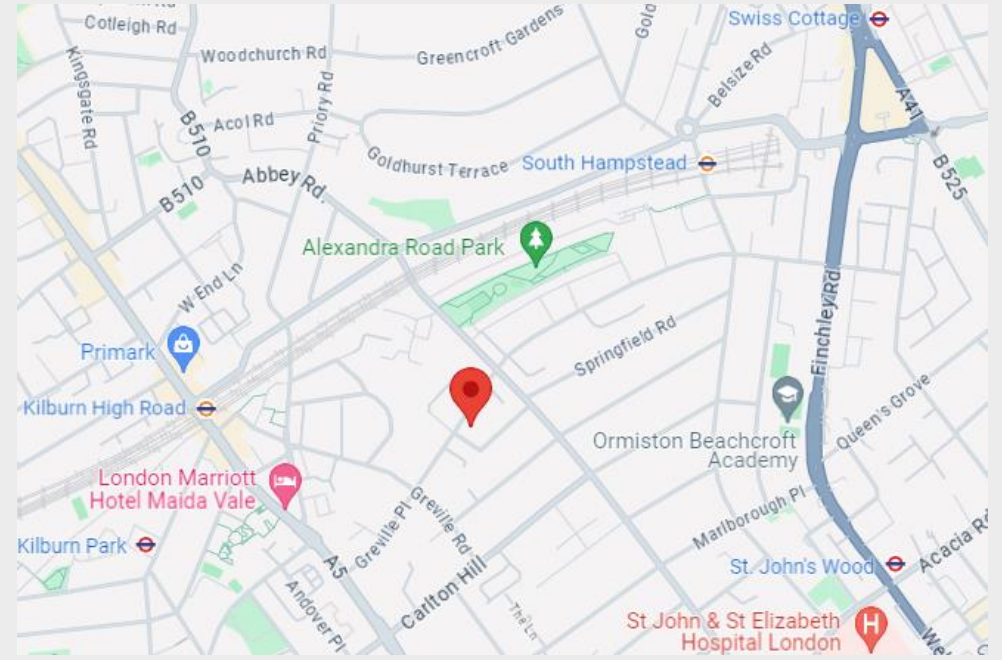


## LOCATION

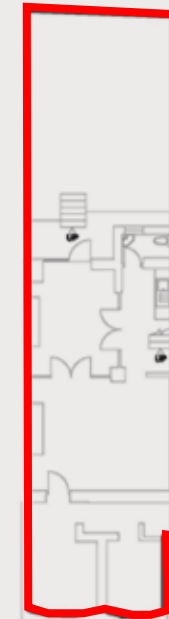
The property lies on the south side of the western end of Boundary Road close to its junction with Abbey Road in St Johns Wood. Boundary Road is an established local commercial area in the highly sought after residential neighbourhood of St Johns Wood. The area benefits from excellent transport links with St Johns Wood (Jubilee Line), Kilburn Park (Bakerloo Line) and South Hampstead Stations (Overground) all within a 10 minute walk from the property. Baker Street and The West End are approximately 1.5 miles south. The property lies in the City of Westminster.

## DESCRIPTION

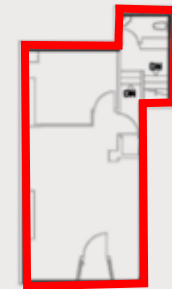
The property comprises 938 sq ft of predominantly open plan space across ground & lower ground floors as well as outdoor space at the rear and a courtyard to the front of the property. The property was formally occupied by an office user and is fitted with 2 W/C's and Kitchenette. The property is well suited to users within Class E.



Unit & Floor	SQ FT	SQ M
Ground Floor	409	38
Lower Ground	512	47.5
<b>TOTAL</b>	<b>938</b>	<b>87</b>



LOWER GROUND FLOOR



GROUND FLOOR

## TERMS

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### USE

Class E – for use as retail, restaurant, office, showroom, or medical etc. Alternative uses will be considered subject to planning.

### LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

### RENT

£27,500 per annum exclusive of all other outgoings

### RATES

The property is rated at £26,000, making the annual rates payable circa £12,974. Interested parties are advised to make their own enquiries with the business rates valuation office.

### SERVICE CHARGE

TBA

### VAT

The property has not been opted to tax and VAT is not payable.

### EPC

Available upon request.

### LEGAL COSTS

Each party to bear their own costs.

### POSSESSION

ASAP

### INSPECTIONS/VIEWING ARRANGEMENTS

Viewings are strictly by appointment only with Ascent RE.



**For further information please contact:**

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