

LOWER GROUND FLOOR CLASS 'E' UNIT TO LET
132A Boundary Road, St John's Wood, London, NW8 0RH



Ideally Suited to Office/Medical/Leisure Uses
658 sq ft (61.13 sq m)



LOCATION

The property lies on the south side of the eastern end of Boundary Road, on its junction with Greville Place. 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 self contained space at lower ground floor, accessed via gated street facing entrance. The open plan space is divided into two main areas with a kitchenette, W/C and small outdoor courtyard. The property is 658 sq ft, net of the vaults and outside space. A floorplan is available on request.

USE

Permitted for use as office, medical, leisure or any other use within Class E of the Use Class Order 2020. Restaurant use is not permissible.

LEASE

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

RENT

£21,500 per annum exclusive of all other outgoings

RATES

The rateable value for the property is £13,500 so the rates payable amount to c£6,736 per annum. All parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

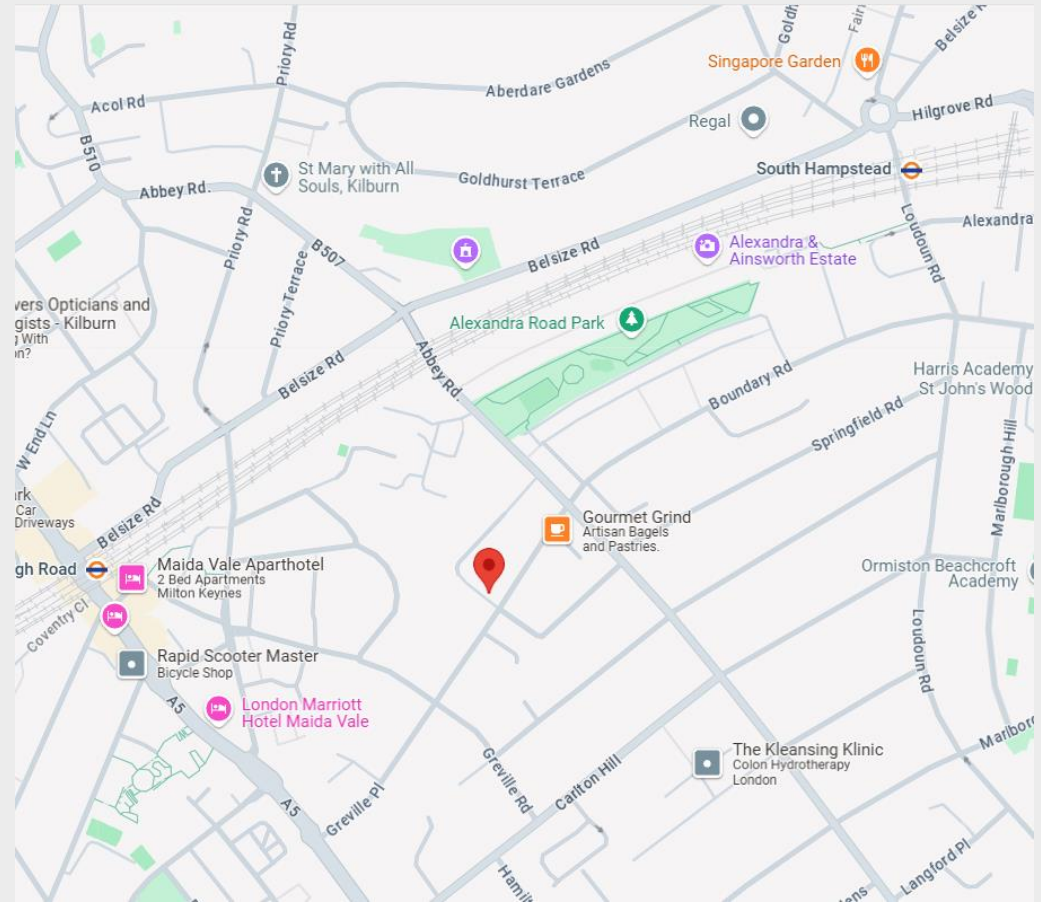
A nominal Service Charge is payable – details on request.

VAT

Not applicable.

EPC

Available upon request – Rated B.



For further information or to arrange a viewing, please contact:

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