

98-106 ALLITSEN ROAD

ST JOHNS WOOD, NW8 7AY

FOR SALE

3,216 SQ FT

Rare incoming producing retail parade located in St Johns Wood.

Key Features

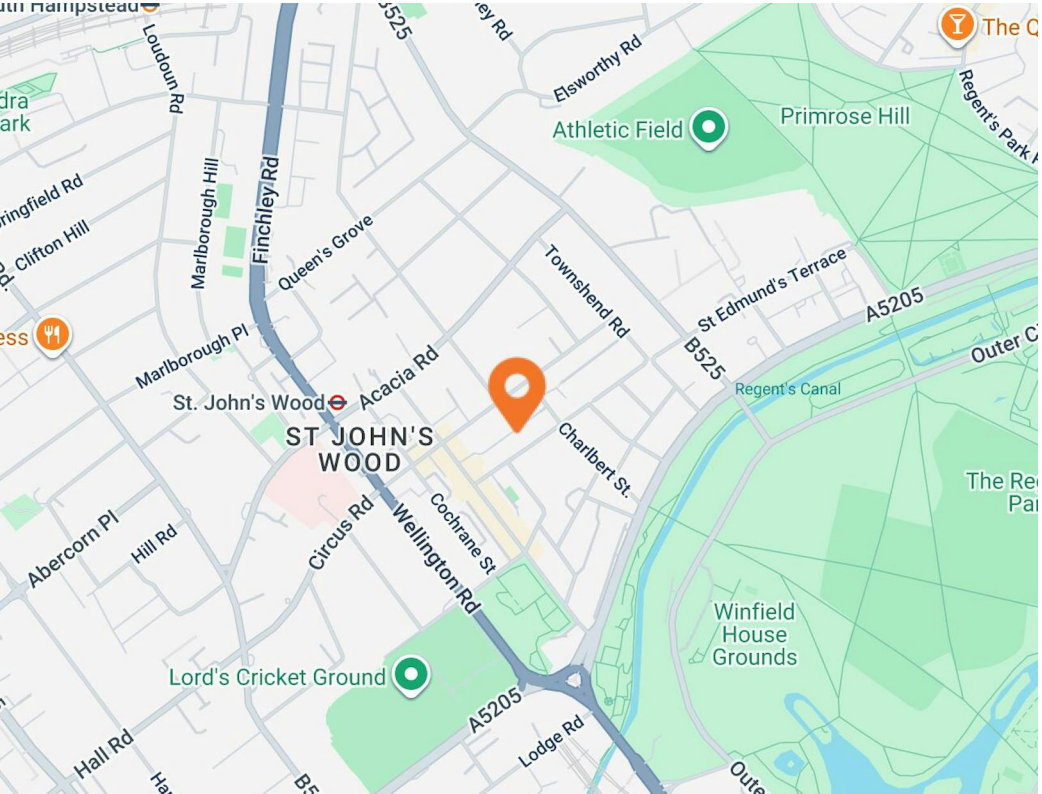
- Virtual freehold
- Three lease renewals due in December 2026
- Situated across ground and basement
- Peppercorn ground rent
- Passing rent £90,500 per annum
- Rare opportunity to acquire in this location
- Unit 98-100 undergoing a full refurbishment
- Totalling 3,216 ft2





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Description

The property consists of two double fronted shops in addition to a single fronted shop, all which are situated across ground and basement.

Unit 98-100 has just been let to a luxury well-being clinic with this being their fifth site due to open in Autumn 2026.

Unit 102-104 is occupied by Fox Gregory who have been established since 2009 and are looking to re-new their lease.

Unit 106 is occupied by a boutique pet and grooming shop since 2020 appealing to the affluent demographic in the area.

This investment is available by way of a long leasehold with approximately 960 years remaining and a peppercorn ground rent.

VAT is applicable on the purchase price.

Location

Located in a prime position in St John's Wood, one of London's most established and sought-after neighbourhoods. The area is known for its elegant period buildings and affluent catchment.

Situated only a minute away from St John's Wood High Street which offers a curated mix of boutiques, cafés and restaurants that attract both loyal locals and international visitors.

The area benefits from consistent footfall, supported by nearby landmarks including Lord's Cricket Ground and Regent's Park.

Excellent transport connections via St John's Wood Underground (Jubilee Line) provide fast links to Bond Street, London Bridge and Canary Wharf, adding to the area's appeal for residents and businesses alike.

St John's Wood remains one of London's most desirable locations — a place where opportunities to invest are genuinely rare.

Availability

Price	Offers in excess of £1,500,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

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