

P-THREE®



49-51 ST JOHN'S WOOD HIGH STREET RESTAURANT / CAFE / RETAIL

**49-51 ST JOHN'S WOOD HIGH STREET, LONDON, NW8
7NJ**

NEW LEASE

DESCRIPTION

A standout 3,031 sq ft space right in the heart of St John's Wood, complete with a pristine, fully fitted kitchen and outdoor seating. This is a ready-to-roll opportunity for a premium hospitality brand to land in one of London's most refined and well-loved neighbourhoods.

St John's Wood High Street blends village charm with a loyal, high-spending local catchment and a stream of destination visitors. Perfect for a concept that's looking to bring something fresh, confident and elevated to a high street that knows quality.

Key features include:

- Alfresco dining
- Centralised location on high street
- Fully fitted out kitchen
- Available immediately

LOCATION

Centrally positioned on St John's Wood's prime high street, surrounded by top-tier operators including 1Rebel, The Ivy, Joseph, Ba&sh, and Zadig & Voltaire. A rare chance to join one of London's most prestigious high streets.

BUSINESS RATES

Interested parties should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings please contact P-Three:

Ishbel Jones
ishbel@p-three.co.uk
+447386 800 953

Hannah McNamara
hannah@p-three.co.uk
+44(0)773 917 4184

AREA

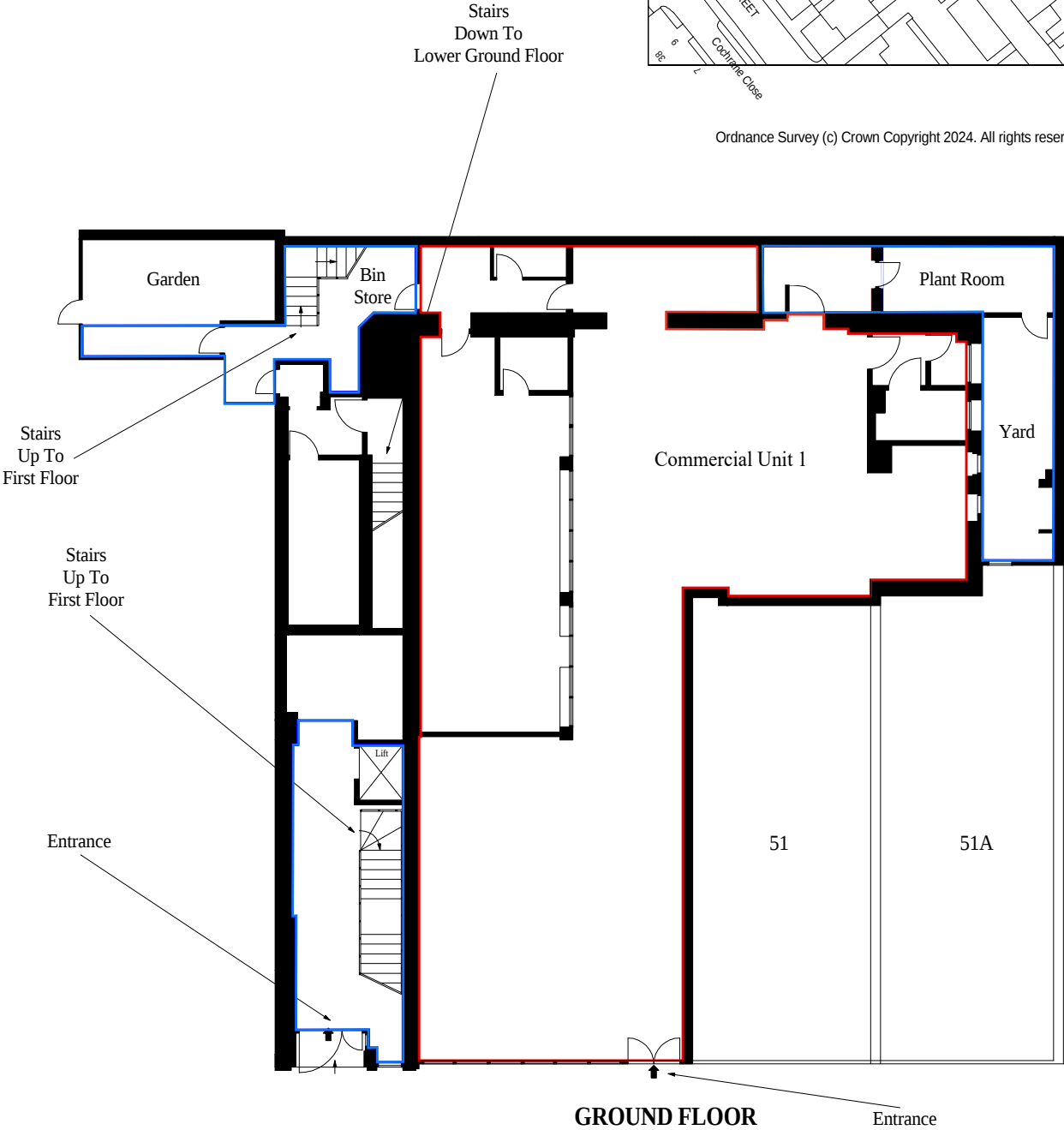
The accommodation comprises the following areas:

Ground	281.59 sq m / 3,031 sq ft
--------	---------------------------

The OS Map shows the location of the property within the surrounding area.
The demise of the leased property is shown on the main, larger plan.



Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Scale 1:1250



London Lease Plan
LAND REGISTRY COMPLIANT PLANS
Tel - 0208 248 1789
Email - info@londonleaseplan.com

COMMERCIAL UNIT 1
47-51 ST JOHN'S WOOD HIGH STREET,
LONDON, NW8 7NJ

0 2 4 6 8 10
SCALE (METRES)

Print Guide : when printed correctly the line below will measure 5cm

0 1 2 3 4 5

LEASE PLAN
SCALE 1:200
PRINT AT A4
PLANS DRAWN:
AUG 2024
V3

