

P-THREE®



45 ST JOHNS WOOD HIGH STREET RETAIL

45 ST JOHNS WOOD HIGH STREET, LONDON, NW8 7NJ

NEW LEASE

DESCRIPTION

A standout 1,021 sq ft retail space right in the heart of St John's Wood, one of London's most prestigious and best-loved high streets. This is a rare opportunity for a premium retail or beauty brand to secure a beautifully presented unit in an area known for style, affluence and long-established customer loyalty.

St John's Wood High Street blends village charm with a high-spending local catchment and a consistent stream of destination visitors. Perfect for a concept that's looking to deliver something distinctive, elevated and high-quality to a neighbourhood that values premium retail and wellness offerings.

Key features include:

- Prime high-street frontage
- Centralised location in St John's Wood
- High footfall from locals and visitors
- Well presented unit
- Ready to occupy in 2026

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.

RENT

Rent on request.

BUSINESS RATES

Rateable value: £73,500
Rates payable: £40,793 per annum
Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

£3,000 per annum.
Estimated, may be subject to change.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings please contact P-Three:

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

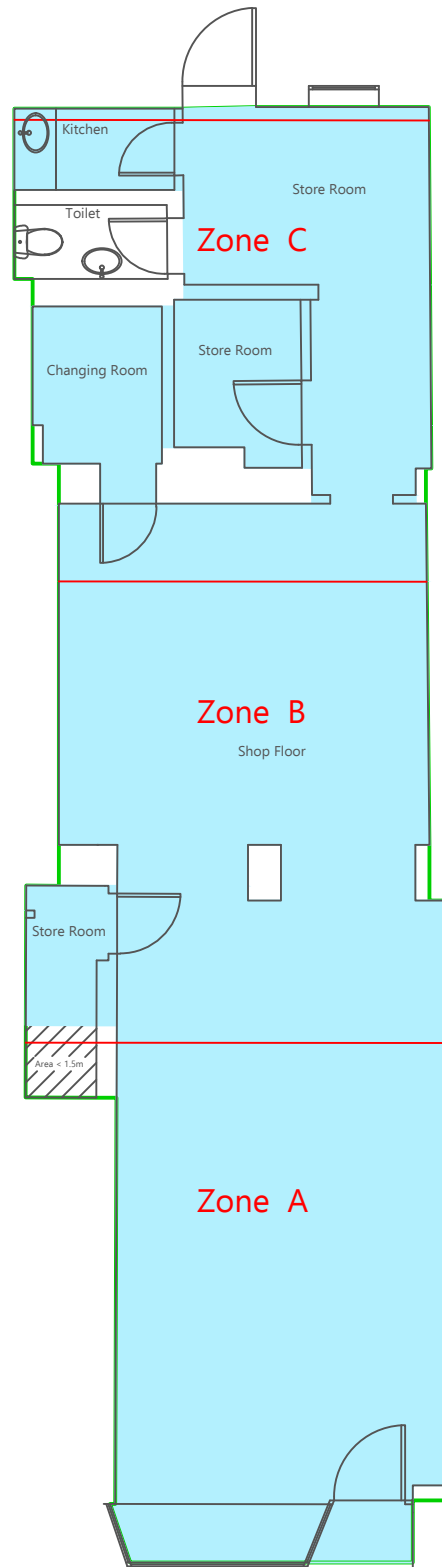
Hannah McNamara
hannah@p-three.co.uk
+44(0)773 917 4184

AREA

The accommodation comprises the following areas:

Ground	94.85 sq m / 1,021 sq ft
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<div>Net Internal Area</div> <div>87.66 sq m944 sq ft</div>	<div>ITZA</div> <div>51.68 sq m556 sq ft</div>	<div>Gross Internal Area</div> <div>94.86 sq m1,021 sq ft</div>	St Johns Wood High Street				<div>Notes:</div> <div><div>-</div>Dimensions are measured in meters</div> <div><div>-</div>Areas converted from m² to ft² using a factor of 10.764.</div> <div><div>-</div>All dimensions should be checked on site prior to construction.</div> <div><div>-</div>Hatching indicates inaccessible areas where a professional estimated has been made</div> <div><div>-</div>Assumed wall lines are shown as dashed.</div>
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45 St John's Wood

