

# P-THREE®



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**45 ST JOHNS WOOD HIGH STREET  
RETAIL**

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

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**NEW LEASE**

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## 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

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## 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.

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## RENT

Rent on request.

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## 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.

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## SERVICE CHARGE

£3,000 per annum.

Estimated, may be subject to change.

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## ENERGY PERFORMANCE CERTIFICATE

On Application.

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## VIEWINGS

For viewings please contact P-Three:

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

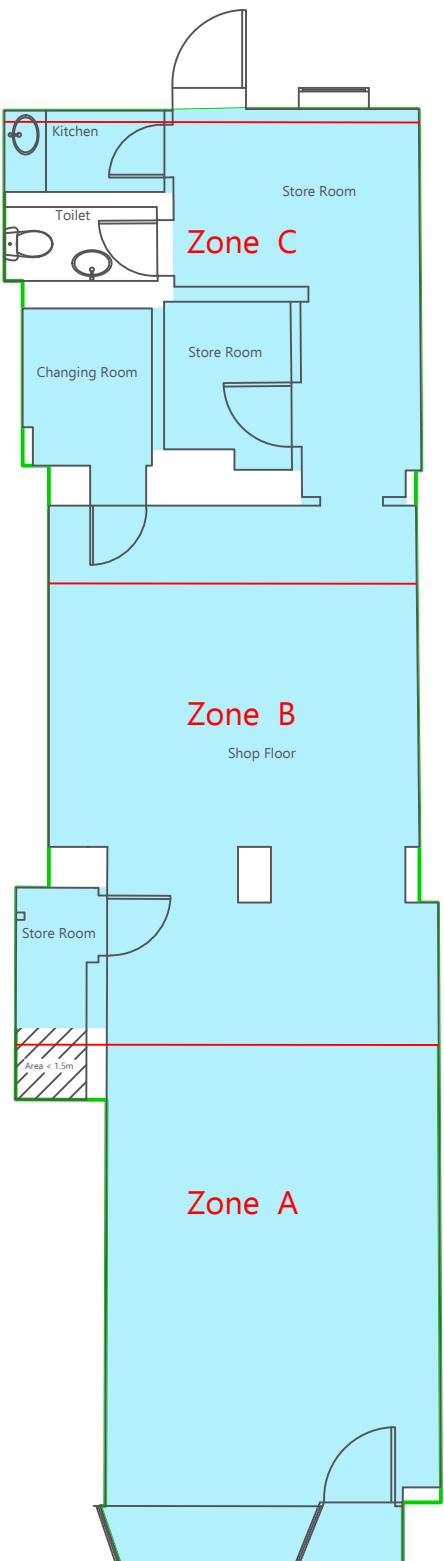
**Hannah McNamara**  
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## AREA

The accommodation comprises the following areas:

Ground	94.85 sq m / 1,021 sq ft
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Net Internal Area

87.66 sq m 944 sq ft

ITZA

51.68 sq m 556 sq ft

Gross Internal Area

94.86 sq m 1,021 sq ft

St Johns Wood High Street

Address

Unit 45 - St Johns Wood High Street

Revision

1

Job No

167

Date

14/02/25

Scale

1:100@A3

Drawn By

BC

Checked By

DE



Notes:

- Dimensions are measured in meters
- Areas converted from m<sup>2</sup> to ft<sup>2</sup> using a factor of 10.764.
- All dimensions should be checked on site prior to construction.
- Hatching indicates inaccessible areas where a professional estimate has been made
- Assumed wall lines are shown as dashed.

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## 45 St John's Wood

