

P-THREE®



RESTAURANT / CAFE / RETAIL

33 ST. JOHNS WOOD HIGH STREET, LONDON, NW8 7NH

NEW LEASE

DESCRIPTION

A standout 1,009 sq ft unit 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 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 Summer 2026

LOCATION

Centrally positioned on St John's Wood's prime high street, surrounded by top-tier operators including 1Rebel, The Ivy, Cinder, 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

Interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For more information please contact sole agents P-Three:

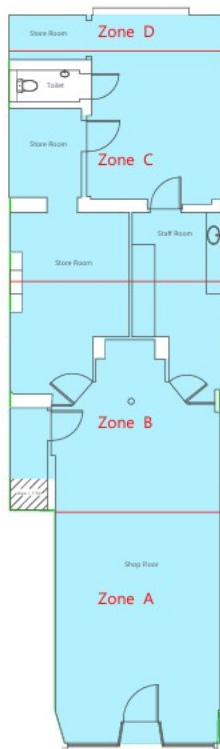
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AREA

The accommodation comprises the following areas:

Ground	93.74 sq m / 1,009 sq ft
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Net Internal Area

93.70 sq m 1,009 sq ft

ITZA

50.51 sq m 544 sq ft

Gross Internal Area

100.43 sq m 1,081 sq ft

St Johns Wood High Street

Address

Unit 33 - St Johns Wood High Street

Revision	1	Job No	167	Date	14/02/25
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Scale	1:100@A3	Drawn By	BC	Checked By	DE
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Notes:

- Dimensions are measured in meters
- Areas converted from m² to ft² 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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33 St John's Wood

