

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:

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AREA

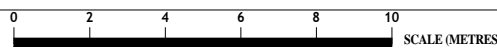
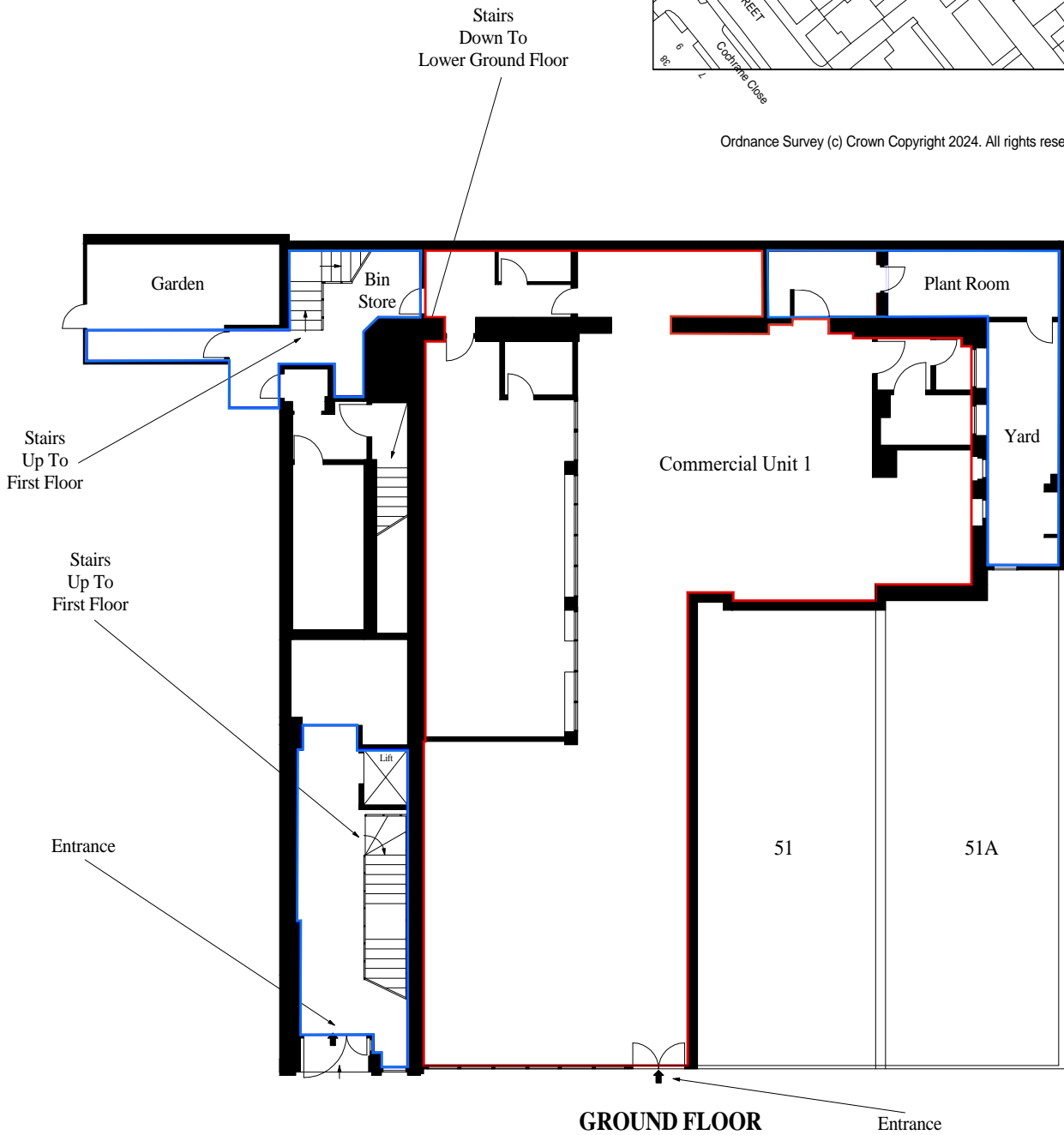
The accommodation comprises the following areas:

Ground	281.59 sq m / 3,031 sq ft
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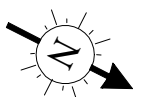
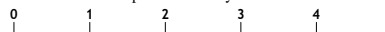
The OS Map shows the location of the property within the surrounding area.
 The demise of the leased property is shown on the main, larger plan.



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





49 St John's Wood

