

# P-THREE®



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**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**

hannah@p-three.co.uk

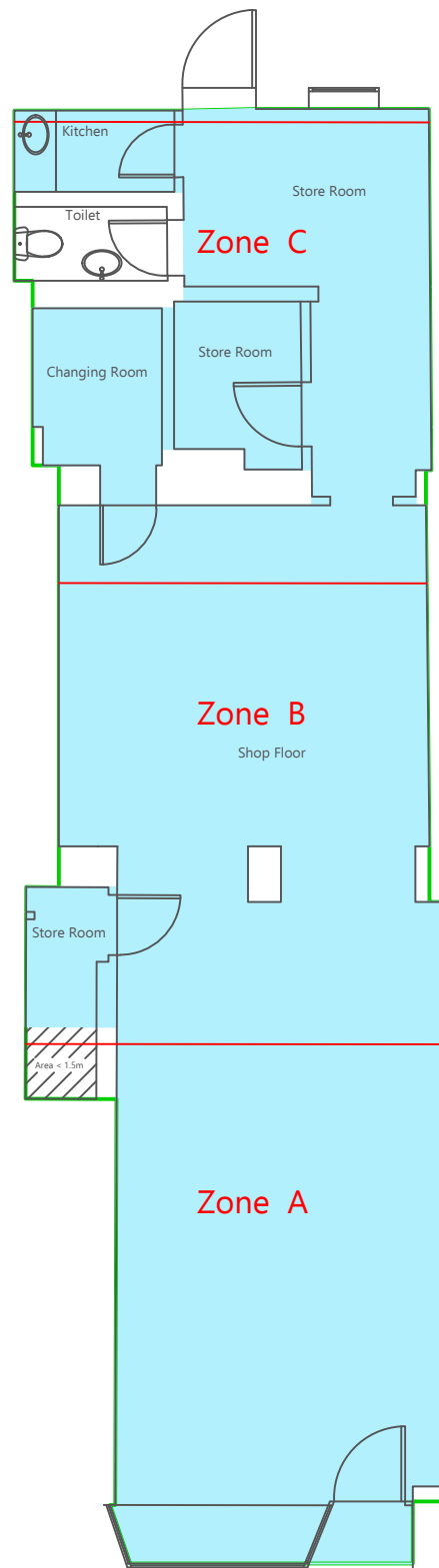
+44(0)773 917 4184


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## AREA

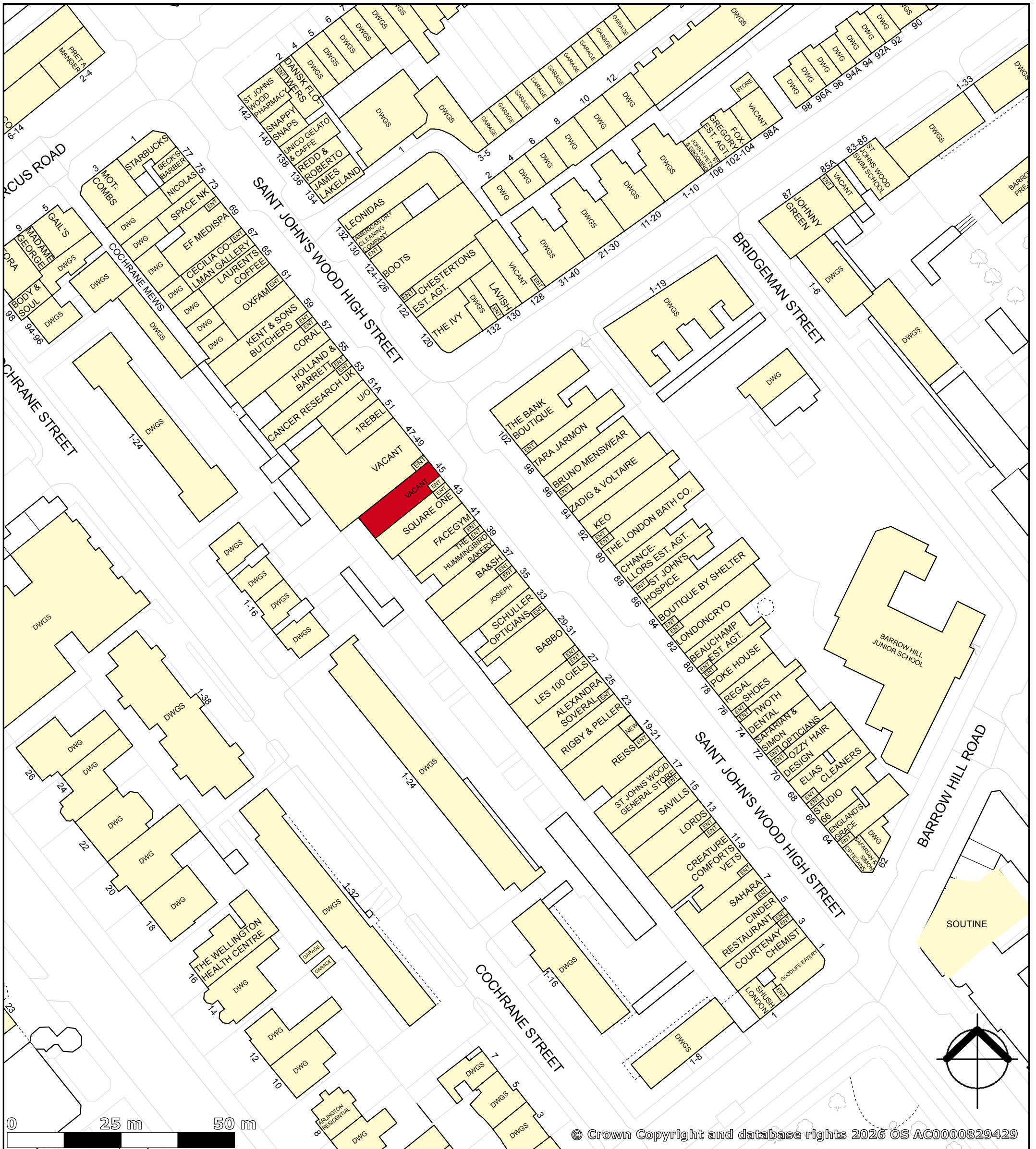
The accommodation comprises the following areas:

<b>Ground</b>	<b>94.85 sq m / 1,021 sq ft</b>
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<b>Net Internal Area</b>	<b>ITZA</b>	<b>Gross Internal Area</b>	St Johns Wood High Street			<b>Notes:</b> <ul style="list-style-type: none"> <li>- Dimensions are measured in meters</li> <li>- Areas converted from m<sup>2</sup> to ft<sup>2</sup> using a factor of 10.764.</li> <li>- All dimensions should be checked on site prior to construction.</li> <li>- Hatching indicates inaccessible areas where a professional estimated has been made</li> <li>- Assumed wall lines are shown as dashed.</li> </ul>	 <p>9 Bartle House Manchester M2 3WQ</p> <p>W: robertsonelliott.co.uk</p>
87.66 sq m    944 sq ft	51.68 sq m    556 sq ft	94.86 sq m    1,021 sq ft	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		

45 St John's Wood



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