

LEWIS
CRAIG



RESTAURANT PROPERTY
St John's Wood, London NW8

Impressive Fit-Out with Large External Terrace
St John's Wood Restaurant Opportunity



Impressive Fit-Out with Large External Terrace
St John's Wood Restaurant Opportunity

1 Blenheim Terrace, St John's Wood, London NW8 0EH

Approx. 1,781 sq ft (incl. external terrace)

Location

The premises occupy a prominent position on Blenheim Terrace with a large external terrace at the front, one door in from the junction with Abbey Road, in the affluent North-West London suburb of St John's Wood.

Pizza Express sits diagonally opposite, with other operators in the immediate vicinity including Vera's, Meraki London salon, Blenheim Vintners, and L'Aventure restaurant.

Nearby

VERA'S



Meraki London

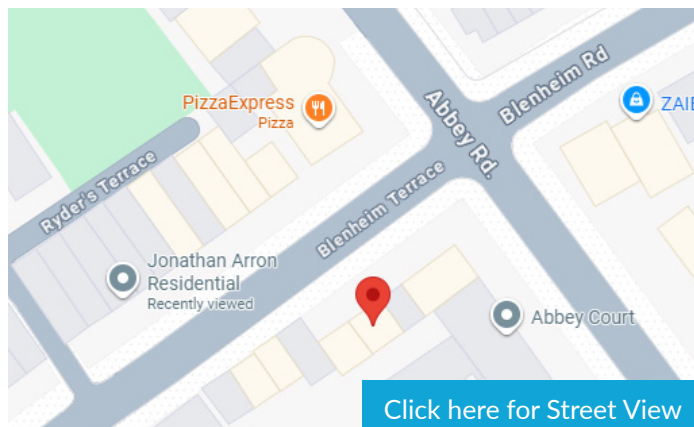


Blenheim Vintners



RESTAURANT PROPERTY St John's Wood, London NW8

Impressive Fit-Out with Large External Terrace St John's Wood Restaurant Opportunity



Accommodation

Arranged over Ground and Basement, providing the following approximate areas:

Ground Floor	743 sq ft
Basement (kitchen)	417 sq ft
External Terrace	621 sq ft
Total Area	1,781 sq ft 165.52 sq m

Lease

Assignment of lease, expiring May 2032 at a current rental of £60,000 pax, with next Rent Review in May 2029. The lease is understood to be held inside the Landlord & Tenant Act 1954.

Premises Licence

The Premises Licence allows:

Supply of Alcohol:

Until 11:30 pm - Monday to Thursday
Until 12:00 am - Friday to Saturday
Until 10:00 pm - Sunday

Premium

Price On Application. For the benefit of the leasehold interest. Fixtures and fittings to be agreed.

Rates

We understand that the property is assessed as follows.

Rateable Value (from 1 April 2026) £57,000
Rates Payable (from 1 April 2026) £24,510

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information or to arrange a viewing, please contact:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Richard Grossman - rg@lewiscraig.co.uk
020 7009 0482

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

