



Re-available
due to an abortive
transaction

128 ALLITSEN ROAD, ST JOHN'S WOOD, LONDON NW8 7AU

1,593 SQ FT / 148 SQ M

Prime Restaurant Lease Available in Affluent North West London Suburb

Additional Outdoor Seating Available (Subject to Licence)

K | **STEPHEN KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

St John's Wood is an affluent upmarket location in North West London. The premises occupy a prominent position, on Allitsen Road, just off the High Street. This is in close proximity to The Ivy, Orée, Zadig & Voltaire and At Feast.

TERM

A full repairing and insuring lease, for a term of 20 years from 25 November 2015, subject to 5-yearly upward only rent reviews in November 2025 and 2030. The lease is protected by the Landlord and Tenant Act 1954, provisions relating to Security of Tenure.

PREMIUM

Offers Invited.

RENT

£76,000 per annum exclusive.

LICENCE

Monday to Saturday 10:00 to 00:00
Sunday 12:00 to 23:30

Full licence available upon request.

ACCOMMODATION

The premises are arranged over ground and basement, with the single-story extension at the rear providing high ceilings and excellent natural light. There is an opportunity for further external seating, in the parking bay at the front of the premises. It comprises the following approximate gross internal floor areas:

Ground floor	1,028 sq ft	95.5 sq m
Basement	565 sq ft	52.5 sq m
Total	1,593 sq ft	148.0 sq m

RATES (2023/24)

Rateable value:	£30,250
Rates payable (UBR multiplier: £0.499):	£15,095

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to bear its own costs

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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