



SAVOY STEWART
COMMERCIAL PROPERTY

94 & 94A, St John's Wood High Street, London, NW8 7SH

- 📍 Located in the prime retail pitch in the High Street
 - 📍 Ground Floor Retail Investment
 - 📍 Let to Zadig & Voltaire
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INVESTMENT CONSIDERATIONS

- Superbly positioned within the prime High Street pitch
- St John's Wood is a highly affluent Northwest London Suburb
- New 10 year lease (tenant option to determine at the 5th year)
- Rent £95,075 pa
- Freehold
- Let to a substantial covenant with guarantor
- Residential upper part sold on long lease
- Offers sought in excess of **£1,195,000** stc
- Net Initial Yield 7.5%

SITUATION

St John's Wood High Street is located in the heart of St John's Wood, providing the area's main fashion, restaurant and convenience offering. Surrounded by the affluent suburbs of Primrose Hill, Regents Park, Marylebone and Little Venice, St John's Wood joins these areas as one of north west London's most desirable residential locations. St John's Wood is both home and nearby to a number of world-famous tourist attractions including Lord's Cricket Ground, TFL London Zoo and Abbey Road Studios.

LOCATION

The premises benefits from a prime position on St John's Wood High Street retail pitch, surrounded by a mix of uses including retail, leisure and residential. Nearby occupiers of note include Boots, Face Gym, Gap, Holland & Barrett, Space NK, The Ivy Café and Whistles. The property is just a 2 minute walk to St John's Wood Underground Station (Jubilee Line).



DESCRIPTION

The retail accommodation is provided at ground floor with self-contained residential accommodation over the upper parts accessed from the rear.

The property is of brick construction arranged on ground and two upper floors with a 3rd floor mansard.

The upper part residential has been sold off on a long occupational lease.

ACCOMMODATION

Address	Use	Description	Area m ²	Area sq ft
94 St John's Wood High Street Ground floor	Fashion Shop	Shop Overall Rear store/kitchen	87.05 17.09	937 184
94A St John's Wood High Street Upper parts	Residential	Reception, kitchen 5 rooms bathroom garage		



TENANCIES

Address	Tenant	Lease Term	Lease Expiry	Rent	Rent Review	Rent Review Basis	Tenants Break	FRI
94 St John's Wood High Street, London NW8 7SH	ZVUK Ltd (guarantor Z&V SAS)	10 years from 29/9/2023	28/09/2033	£95,000	29/09/2028	OMV	28/09/2028	✓
94 St John's Wood High Street, London NW8 7SH	Maria Dell Pilar Enrich Rabeet	150 years from 18/4/1989	17/04/2139	£75 x 50 years £150 x 50 years £225 x 50 years	18/04/2039 18/04/2089	Fixed		✓

