



The Clifton

96 Clifton Hill, St John's Wood, London NW8 0JT

FREEHOLD LEISURE & RESIDENTIAL INVESTMENT

FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- A rare opportunity to acquire a freehold building comprising a public house & restaurant and two residential apartments in the heart of St John's Wood.
- Extending 4,336 sq ft in total, the property comprises a characterful ground and lower ground floor pub (2,408 sq ft) and two modern apartments on the upper floors measuring 978 sq ft (first floor) and 950 sq ft (second floor) respectively.
- The property benefits from a charming front and rear garden, with the residential elements featuring high quality finishes throughout.
- Ground and Basement let out until 17th July 2036 on a rent of £94,500 with 5 yearly rent reviews.
- The First Floor Flat is let for £52,800 per annum. The Second Floor flat is currently vacant.
- Guide price is £4,200,000 (Four Million Two Hundred Thousand Pounds), subject to contract.



LOCATION & CONNECTIVITY

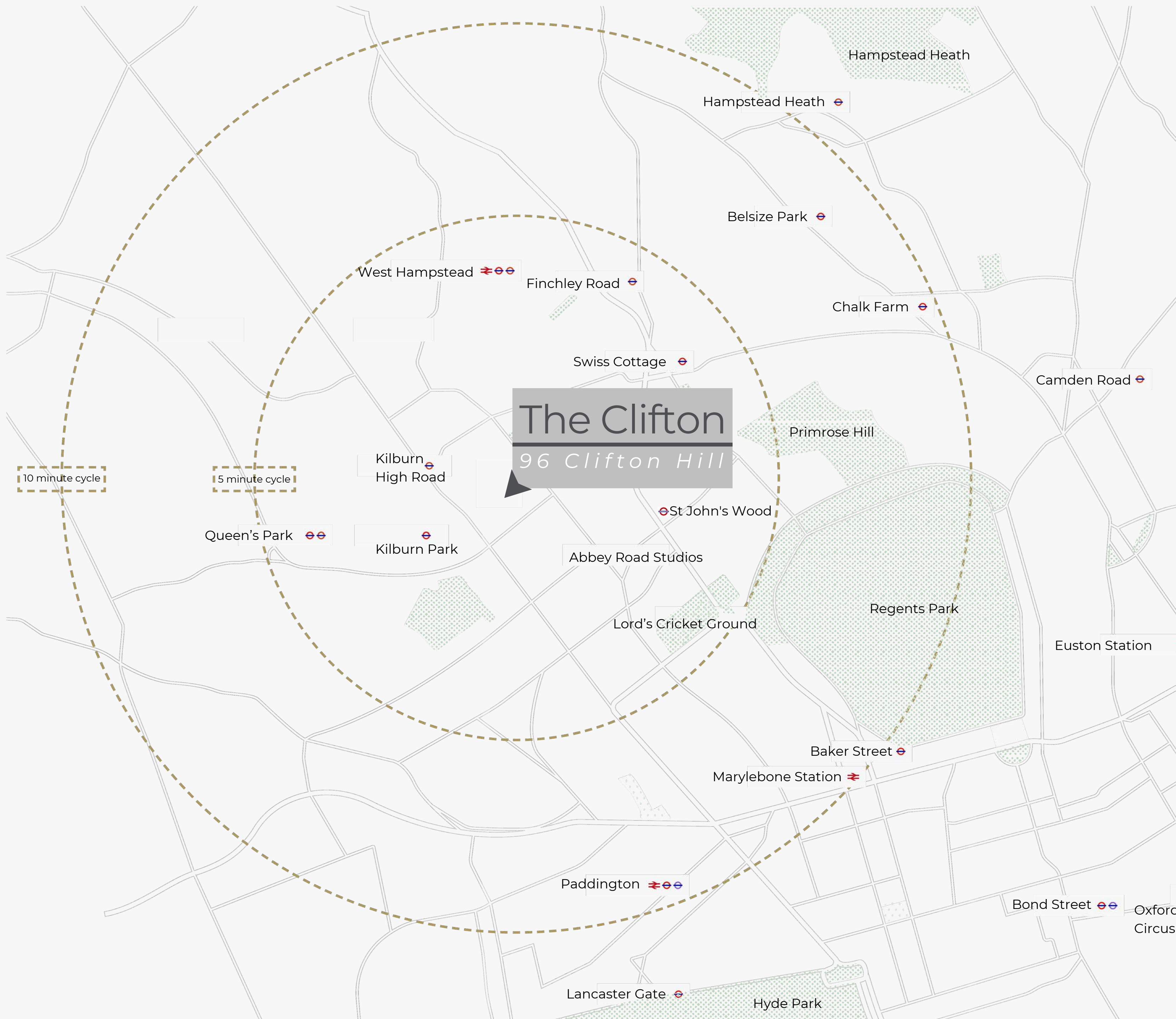
Clifton Hill is situated between Abbey Road and Greville Road and close to Maida Vale (A5), Edgware Road and Finchley Road (A41). Finchley Road is a main thoroughfare connecting North West London to the West End and Central London.

The immediate location is primarily of residential use, with Edgware Road and Finchley Road offering a variety of independent retailers, restaurants, and cafés.

The property is well connected with St John's Wood Station being within a few minutes walking distance to the property.

Local amenities include Paddington Recreation Ground, Lord's Cricket Ground, ZSL London Zoo, Regent's Park and the famous Abbey Road Zebra Crossing.

The property is not Listed but falls within the St John's Wood Conservation Area.





DESCRIPTION

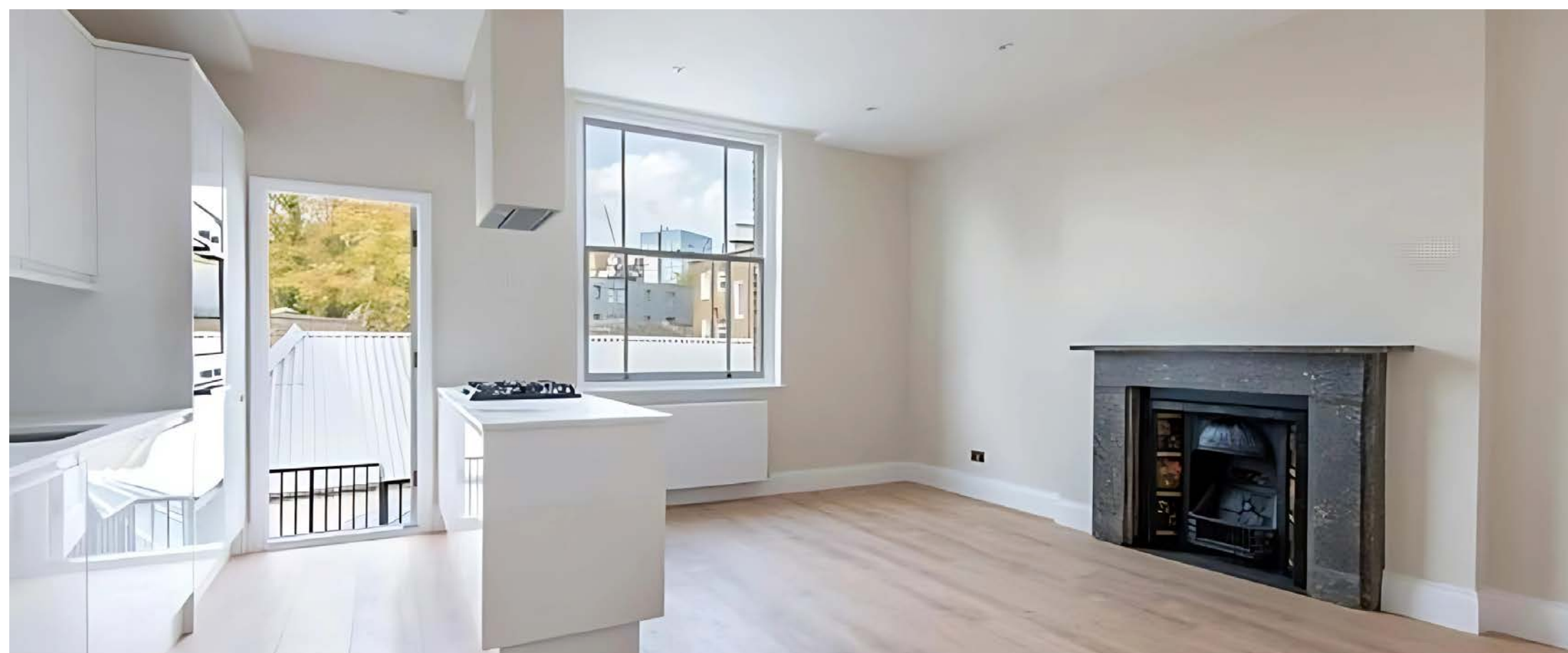
The property comprises of a public house and restaurant arranged over the ground and lower ground floors, featuring a front and rear garden area ideal for outdoor seating and additional trade.

The upper parts consist two, three-bedroom residential flats across the first and second floors.

This is a rare opportunity to acquire a mixed-use freehold building in a desirable location.

TENANCY AND ACCOMMODATION

FLOOR	USE	TENANT	FLOOR AREA	LEASE START	LEASE END	RENT £pa	NOTES
Ground & Basement	Commercial	The Pregnant Man's Son Ltd t/a The Clifton	2,408 sq ft (plus 718 sq ft garden area)	18th July 2016	17th July 2036	£94,500	Five yearly upward only rent reviews. The next review is on 17th July 2026.
First Floor	Residential	AST	978 sq ft	25th April 2025	22nd April 2026	£52,800	
Second Floor	Residential	Vacant	950 sq ft	n/a	n/a	n/a	
TOTAL			4,336 sq ft (plus 718 sq ft garden area)				



FLAT 1

FLAT 2

PRICE

Guide price is £4,200,000 (Four Million Two Hundred Thousand Pounds), subject to contract, for the benefit of the Freehold Interest.

EPC

TBC.

VAT

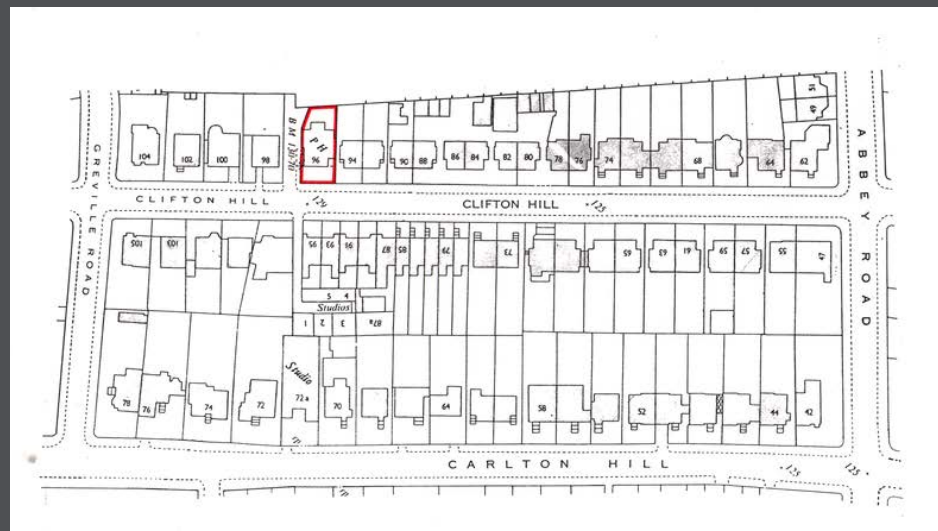
The property is not elected for VAT.

FLOORPLANS

Floorplans available on request.

TENURE

The asset is held Freehold, under Title Number: 283315



ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

INVESTMENT & DEVELOPMENT

● **Tino Antoniou**
●
07943 744 534
Tino@rib.co.uk

● **Michael Georgiou**
●
07879 896 480
Michael.g@rib.co.uk

RESIDENTIAL SALES

● **Lee Koffman**
●
07710 469 156
Lee.k@rib.co.uk

RIB

ROBERT IRVING BURNS