

THE NEW INN

Prime Freehold Investment with Vacant Possession

2 Allitsen Road, St Johns Wood, NW8 6LA



EXECUTIVE SUMMARY

- Prime St John's Wood Freehold Investment Opportunity
- Rare opportunity to acquire a highly prominent, attractive mixed-use building in the heart of St John's Wood.
- Prominent position just off St John's Wood High St and 150 meters East of Regent's Park
- Excellent connectivity within 11 minutes walk of the Jubilee Line at St John's Wood Station.
- Comprising 1,937 sq ft NIA of well configured Class E accommodation on ground and basement.
- First and second floors comprise 2,045 sq ft GIA arranged as 7 en-suite bedrooms (C1 Hotel) which are accessed from a separate entrance on Townshend Road.
- The vendor has received 3 offers for the ground and lower ground floor Class E Premises – featuring a 15-year FRI lease with no breaks, at an attractive £70,000 p.a.
- Asset management potential including extending at second floor level and adding another floor towards the rear, subject to necessary consents.
- Available with full vacant possession.
- Freehold

Offers are sought in excess of £3,000,000 (Three Million Pounds), subject to contract. Purchase at this level reflects a low Capital Value of £657 per sq ft GIA.



LOCATION

St John's Wood is an affluent, leafy suburb in north-west London at the north-west corner of Regent's Park being just 1.2 miles north of Marylebone and 2 miles north of Paddington.

The property is situated on Allitsen Road in the heart of St Johns Wood moments from the High Street and its many restaurants, cafés, delis, shops and amenities. Excellent connectivity within 11 minutes walk of the Jubilee Line at St John's Wood Station.

St Johns Wood's main attractions such as Lord's Cricket Ground and Abbey Road Studios are within 10 minutes walking distance. Meanwhile, Regent's Park is just 2 minutes walking distance to the subject property.

SITUATION

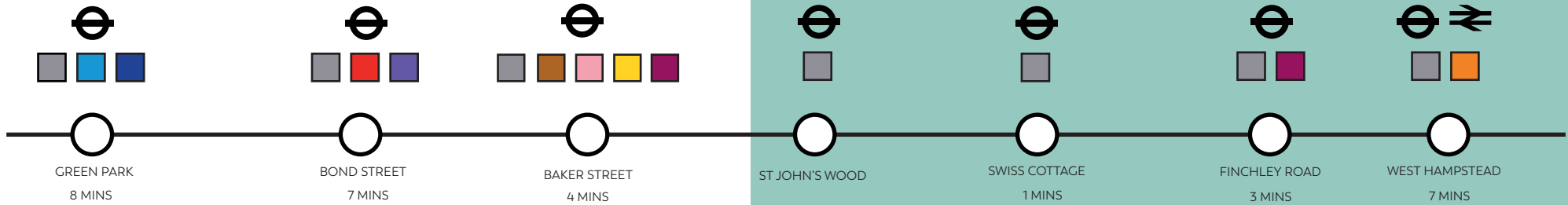
St Johns wood has a centrally located Underground Station served by the Jubilee Line with quick connections to multiple central London Locations including Padding Station, served by Great Western Railway, Heathrow Express and the Elizabeth Line (Crossrail) which has recently opened. It is also served by four underground lines including Bakerloo, Circle, District and Hammersmith and City Lines.

The property is located close to Finchley Road (A41) and arterial road running north to south which linked directly to the West End, as well as out towards Brent Cross and onto the M1 with excellent connect to the M25 and access to London Stansted airport via the M1.



CONNECTIVITY

Journey times from St John's Wood Station



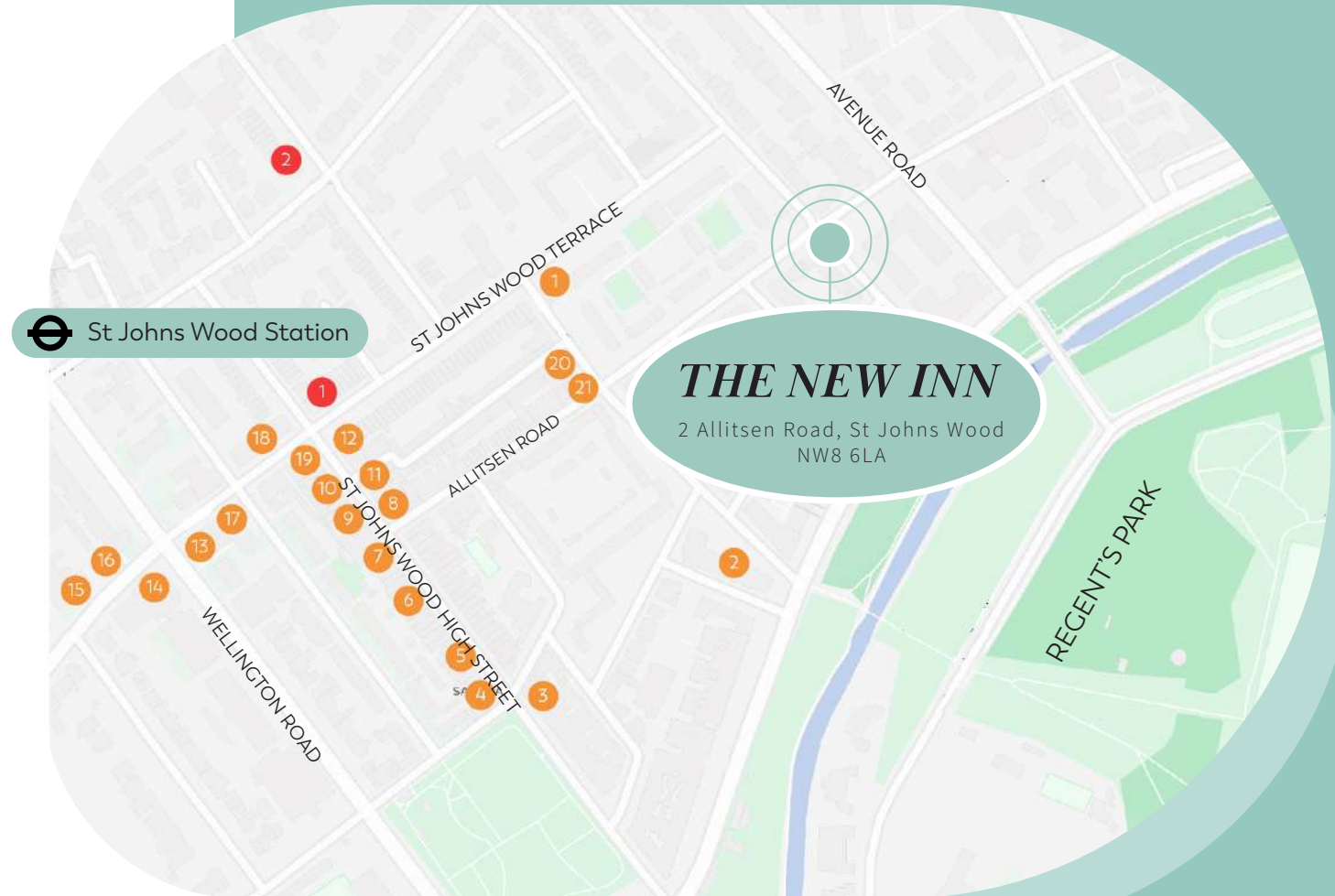
LOCAL OCCUPIERS

RESTAURANTS, CAFÉS & AMENITIES

- | | |
|----------------------------|------------------------------|
| 1. Drunch | 11. Leonidas |
| 2. Oslo Court | 12. Unico Gelato & Caffè |
| 3. Soutine | 13. Mediterranean |
| 4. The Good Life Eatery | 14. Panzer's Delicatessen |
| 5. Cinder | 15. Maido Sushi |
| 6. Hummingbird Bakery | 16. Notes Coffee Roaster |
| 7. AT Feast | 17. Fora |
| 8. The Ivy St Johns Wood | 18. Pret A Manger |
| 9. Oree St Johns Wood | 19. Starbucks |
| 10. Laurents St Johns Wood | 20. Post Office |
| | 21. Brown's of St Johns Wood |

PUBS

1. The Duke of York
2. The Ordnance Arms



DESCRIPTION

The property comprises a substantial Victorian style public house (Class E Use) over Ground and Lower Ground floor equating to 1,937 sq ft NIA, 7 en-suite bedrooms (Class C1) arranged over first and second floors and equating to 2,045 sq ft GIA. The property totals 4,564 sq ft (424 sq m) GIA.

The upper parts are accessed from a self-contained entrance on Townshend Road.



TENURE

Freehold



ACCOMMODATION SCHEDULE

FLOOR	UNIT	SIZE (SQ. FT) GIA	SIZE (SQ. M) GIA
Lower Ground	Class E	921	85.6
Ground	Class E	1,270	118
First	Hampstead Suite	215	20
First	St John's Suite	252	23.4
First	Regent's Suite	194	18
First	Abbey Suite	156	14.5
First	Suite	142	13.2
Second	Pavilion Suite	264	24.5
Second	Primrose Suite	334	31
TOTAL		3,748	348.2



PLANNING

The Ground and Lower Ground floor benefits from Class E Use and would suit a range of different business / operators. The first and second floors benefits from C1 Hotel Use.

The property lies within the St John's Wood Conservation Area.

VALUE ADD POTENTIAL

The property has potential for a side extension at second floor level as well as adding a further floor significantly increasing the floor area of the hotel element, subject to necessary consents.

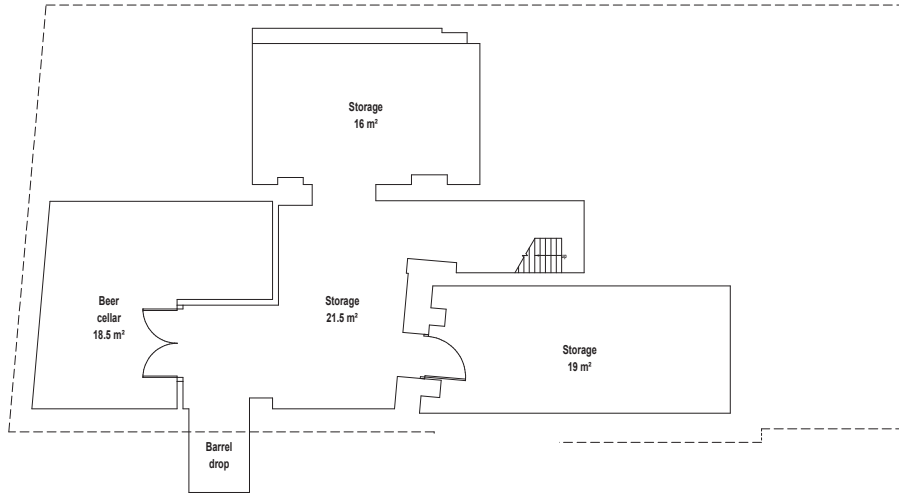
The lower ground and ground floor, at present, are configured to accommodate a restaurant or bar and stands in readiness for immediate occupancy.

Moreover, the property benefits from Class E Use, thereby presenting an extensive spectrum of different occupiers providing further potential on value.

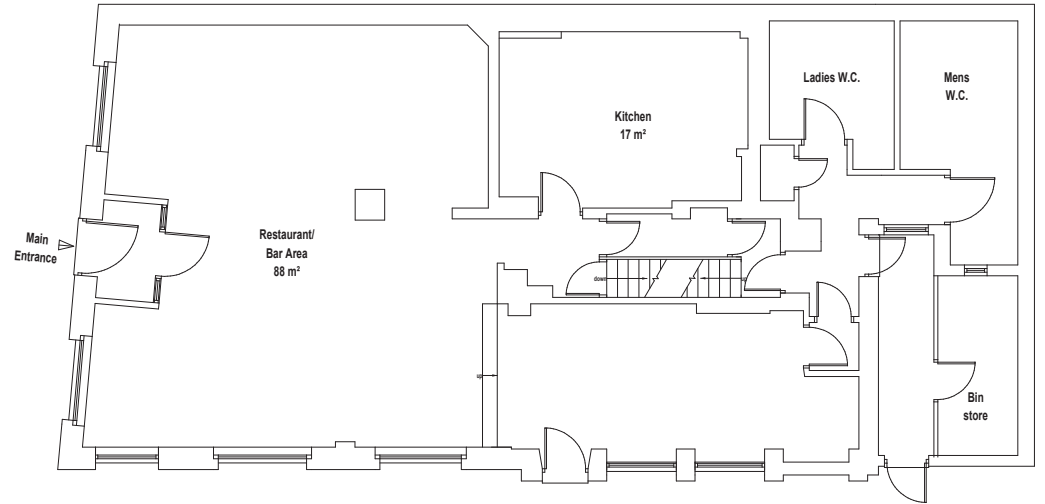


FLOOR PLANS

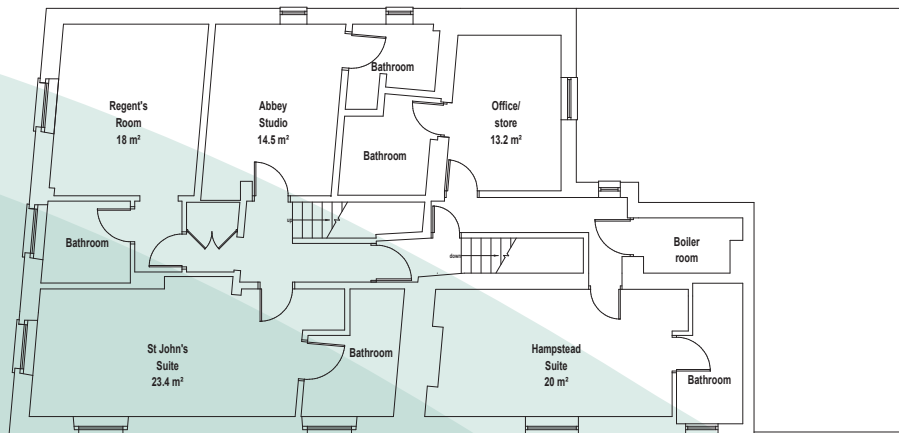
Lower Ground Floor



Ground Floor



First Floor



Second Floor



VAT

The property has been elected for VAT.

EPC

This information is available upon request.

FURTHER INFORMATION

Further information is available upon request.

PROPOSAL

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CONTACT

CHAIM AZIZ

+44 (0)20 7266 8510

+44 (0)7970 824 292

c.aziz@estate-office.com

MATTHEW ROGOSNITZKY

+44(0)20 7266 8538

+44(0)7837 596 220

m.rogosnitzky@estate-office.com

MATTHEW SHELDON

+44 (0)20 7266 8523

+44 (0)7786 445 645

m.sheldon@estate-office.com

MAX GOURGEY

+44(0)20 7266 8542

+44(0)7447 038 184

m.gourgey@estate-office.com

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