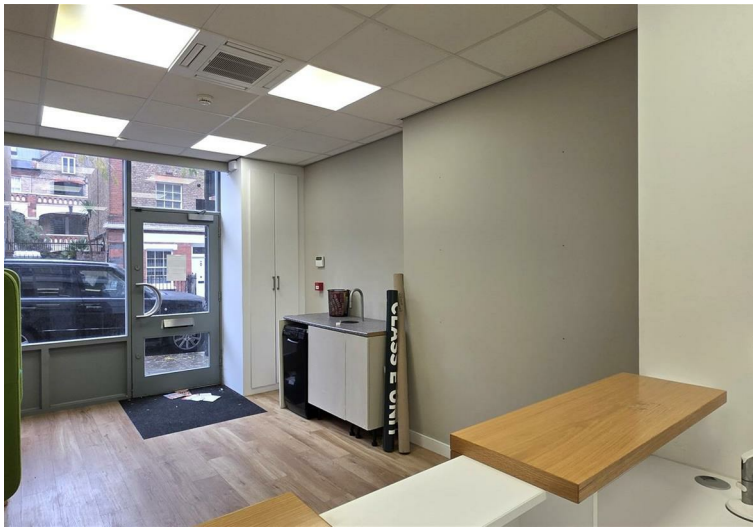






Allitsen Road, St John's Wood NW8 £40,000 Per Annum Subject to contract

A superb ground-floor commercial unit extending to approximately 490 sq ft, ideally positioned on Allitsen Road, just off St John's Wood High Street.

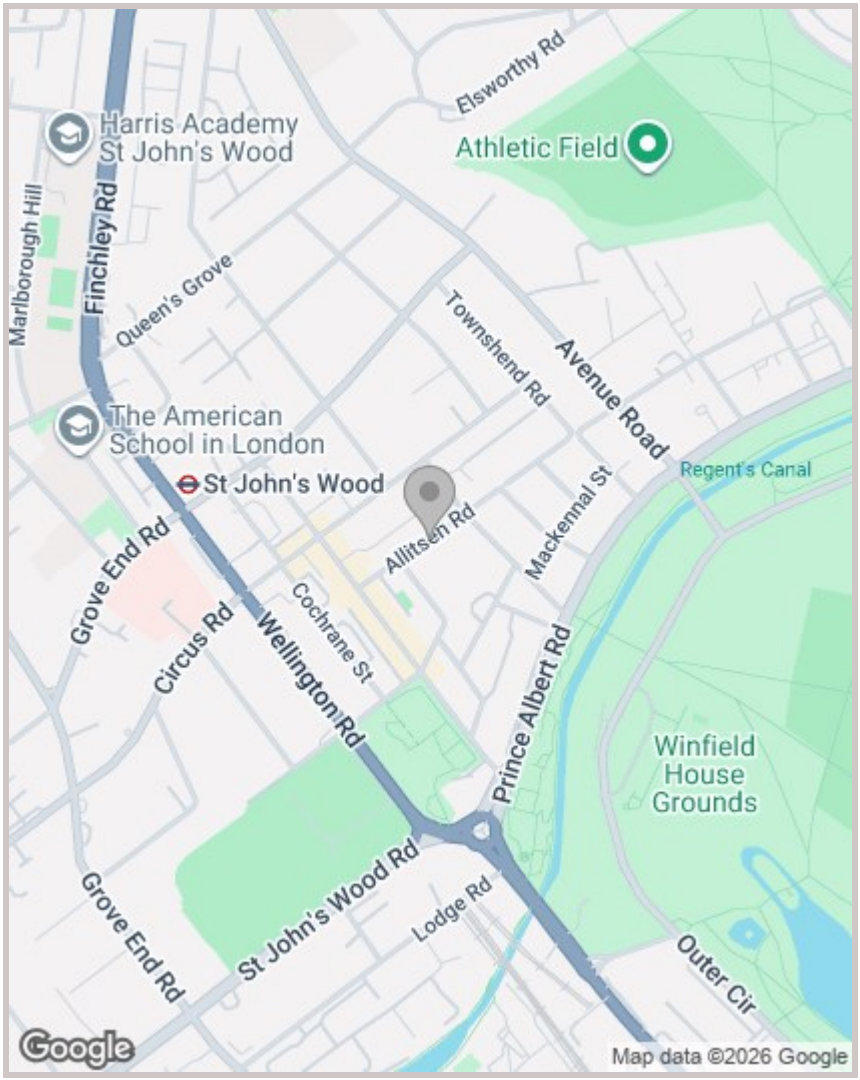
Benefiting from prominent window frontage, the property is currently configured as an office, with a front reception area and partitioned offices to the rear. The adaptable layout offers scope to remove the partitions and create one open-plan space, allowing an incoming occupier to tailor the accommodation to their requirements.

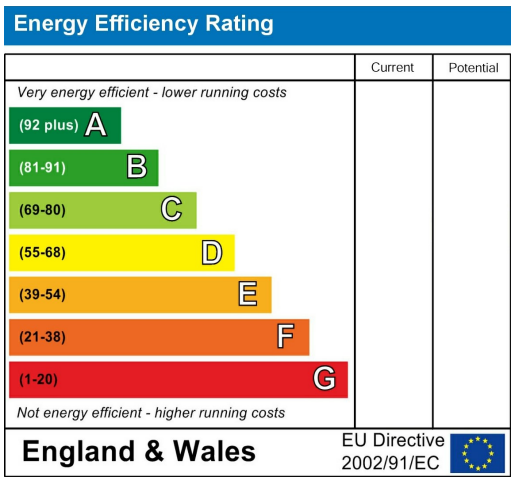
The property benefits from Class E use, offering flexibility for a range of retail, office and other commercial uses, subject to any necessary consents.

Property Overview

Allitsen Road sits within the heart of St John's Wood's established shopping and dining district, known for its upmarket boutiques, independent businesses and neighbourhood cafés. Neighbouring occupiers include Johnny Green, The Ivy Cafe, with GAIL's bakery and Panzer's deli on nearby Circus Road. The surrounding residential neighbourhood provides an attractive local customer base, while St John's Wood Underground station (Jubilee line) and Regent's Park are within easy reach.

- Ground Floor
- Great Location
- New Lease
- No Premium
- Class E use
- Available Now
- Vacant





Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of

arla | propertymark PROTECTED

The Property Ombudsman

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).