

Clifton Hill, St John's Wood, NW8

Kinleigh Folkard & Hayward


SPECIALS
PAN FRIED SEA BASS
£28.50
MAC & CHEESE w/ BURNT
ENDS £13







Clifton Hill,

St John's Wood, NW8

Freehold

Asking Price

£3,500,000

Key Property Details

- Prime St John's Wood Location.
  Rare mixed-use freehold investment in a highly sought-after North West London location.
- £210,125 Gross Income.
  Attractive diversified income from a mixed commercial and residential properties.
- Established 92-Cover Pub & Restaurant.
  Fully let at £106,125 per annum
- Two Self-Contained Flats.
  Combined residential income of £104,000 per annum
- Prime Amenities Nearby.
  Close to Regent's Park, Lord's Cricket Ground, St John's Wood & Maida Vale.
- Strong Investment Proposition.
  Secure income with future rental growth and reversionary potential.

Mixed-Use Freehold Investment

A rare opportunity to acquire a prime mixed-use freehold investment in the heart of St John's Wood, comprising a fully let public house and restaurant together with two self-contained residential apartments. The property offers a diversified and attractive income stream from both commercial and residential occupiers, providing a strong reversionary investment opportunity in one of North West London's most sought-after locations. Situated within the desirable St John's Wood Conservation Area, the asset benefits from excellent transport links, strong occupational demand and proximity to a wide range of amenities, including Regent's Park, Lord's Cricket Ground and the boutiques, cafés and restaurants of St John's Wood and Maida Vale. The combination of secure income, residential reversion and prime London location makes this an appealing investment opportunity for private investors, family offices and property companies alike.

The commercial property consists of a well-established restaurant currently as an upmarket GASTRO pub:
Currently let at £106,125 per annum, with approximately 10 years remaining on the lease term until 2036 and the lease benefits from an upcoming rent review in 2031, providing future rental growth potential with the tenant providing a deposit of £70,750, which is held by the landlord as security.

The residential accommodation consists of two self-contained flats:
Flat 1: 3 bedroom / 3 bathroom. Currently let on an APT (£4,766.67 per calendar month, equivalent to £57,200 per annum)
Flat 2: 3 bedroom / 3 bathroom. Currently let on an APT (£3,900.00 per calendar month, equivalent to £46,800 per annum)

The combined rental income from both flats is £8,666.67 per calendar month, generating a total annual rental income of £104,000.

The entire property producing a gross annual rental income of £210,125 per annum, derived from both commercial and residential income producing.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

For more information or to arrange a viewing
please contact:

KFH-St Johns Wood Sales
41-47 Barrow Hill Road
London
NW8 7AH
020 7586 8001
stjohnswood.sales@kfh.co.uk





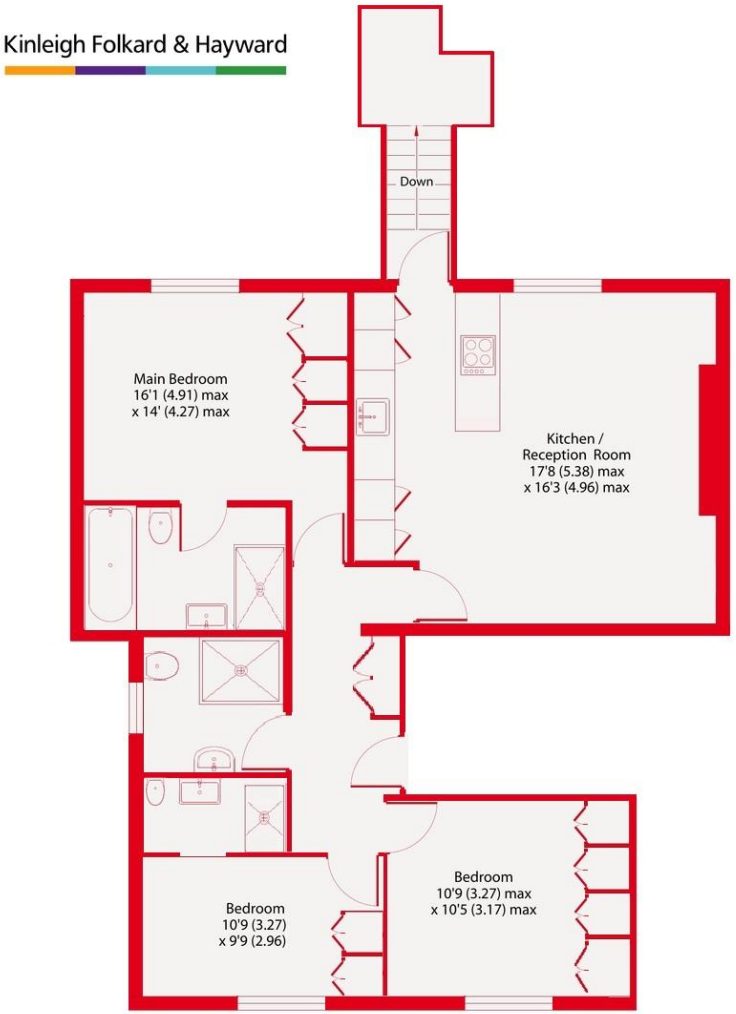






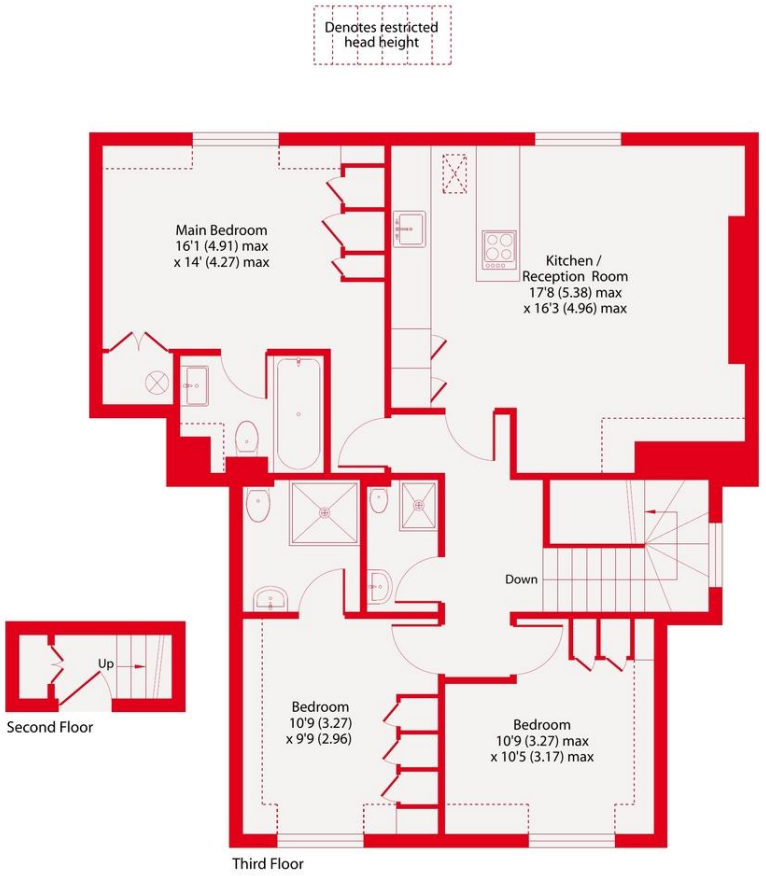


Kinleigh Folkard & Hayward



Clifton Hill NW8
Approximate Total Area = 978 sq ft / 90.85 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Kinleigh Folkard & Hayward.



Clifton Hill NW8
Approximate Area = 855 sq ft / 79.4 sq m
(Including Limited Use Area(s) = 65 sq ft / 6 sq m)
Total = 920 sq ft / 85.4 sq m
For identification only - Not to scale

Kinleigh Folkard & Hayward

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Kinleigh Folkard & Hayward. REF: 1209017

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

PAPER

Kinleigh Folkard & Hayward