

London NW8

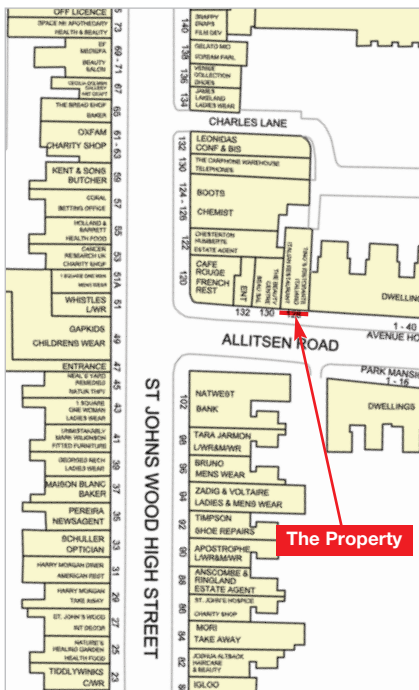
128 Allitsen Road

St Johns Wood

NW8 7AU

- Well Located Freehold Restaurant with Residential Upper Floors
- Prominently situated off St Johns Wood High Street
- First time on the market for 30 years
- Planning permission for residential extension
- No VAT applicable

Vacant Possession on Completion



Tenure

Freehold.

Location

The affluent and sought after suburb of St Johns Wood is located immediately north-west of Regents Park and is home of the world famous Lords Cricket Ground. Retailing is focused around the busy St Johns Wood High Street and the area is served by St Johns Wood Underground Station (Jubilee Line).

The property is prominently situated on the north side of Allitsen Road close to its junction with the busy St Johns Wood High Street. Occupiers close by include NatWest, Megan's (opening soon), Chesterton Humberts, Boots the Chemist, The Carphone Warehouse, Oxfam, Holland & Barrett, Cancer Research, Whistles and Gap Kids amongst many other national multiples.

Description

The property is arranged on basement, ground and four upper floors to provide a restaurant at ground floor level together with kitchen, WCs and storage to the basement. The upper floors comprise a large four storey maisonette which is separately accessed from Allitsen Road.

The property provides the following Gross Internal Areas:

Basement	57.80 sq m	(622 sq ft)
Ground Floor	89.65 sq m	(965 sq ft)
First Floor	42.40 sq m	(456 sq ft)
Second Floor	41.50 sq m	(447 sq ft)
Third Floor	38.00 sq m	(409 sq ft)
Fourth Floor	5.50 sq m	(59 sq ft)
Total	274.85 sq m	(2,959 sq ft)

Tenancy

To be offered with VACANT POSSESSION ON COMPLETION.

Planning

Westminster City Council granted Planning Permission in January 2014 (13/02171/FULL) and varied in July 2014 (14/04002/FULL) for extensions at rear basement and first floor to provide a basement and ground floor shop (A1 Class) together with a 5 bedroom residential unit from rear basement to fourth floors. Plans available from the Auctioneer on request.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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