



Former public house (sui-generis) with additional bar on first floor
and basement cellar

Community uses will be considered (STPP)

229 KILBURN HIGH ROAD

Kilburn, NW6 7JG

Leisure

TO LET

78 to 254 sq m

(839.59 to 2,734.03 sq ft)

- Located on a prominent corner position in the heart of Kilburn High Road
- Community facility for provision of medical or health services, or learning and non-residential institutions (Subject to Planning Permission)
- Basement cellar and W/C's
- Collection of W/C's
- Potential to rent the GF & Basement or FF separately
- Ready for a tenants fit out

Summary

Available Size	78 to 254 sq m
Rent	£26,865 - £65,000 per annum
Business Rates	Tenants are advised to rely on their own enquiries.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Former pub premises located in the heart of Kilburn.

The property is in a prominent corner position and benefits from a basement cellar / storage area with W/C's, ground floor bar with rear w/c's and a first floor additional bar / small venue and w/c's.

The property is in a mainly shell condition.

Location

Located on a busy section of Kilburn High Road with excellent footfall. Other traders in the immediate vicinity include Duck Duck Goose, London Coffee Bank, Sam's, Ladbrokes, Harte's butcher and Woody Grill. Brondesbury (Overground) Station is a 5-10 minute walk and Kilburn (Bakerloo) Station is approximately a 10 minute walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	764.24	71	Available
Ground	1,130.21	105	Available
1st	839.59	78	Available
Total	2,734.04	254	

Viewings

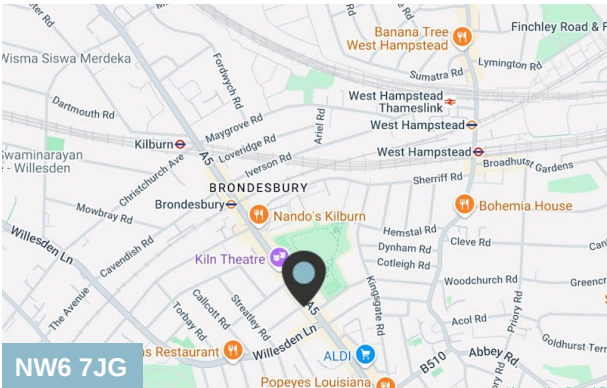
Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement.

Use

The property can only be used as a drinking establishment 'Sui generis' use or a community facility (Subject to Planning Permission)



Viewing & Further Information



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