RETAIL TO LET | 1,504 SQ FT

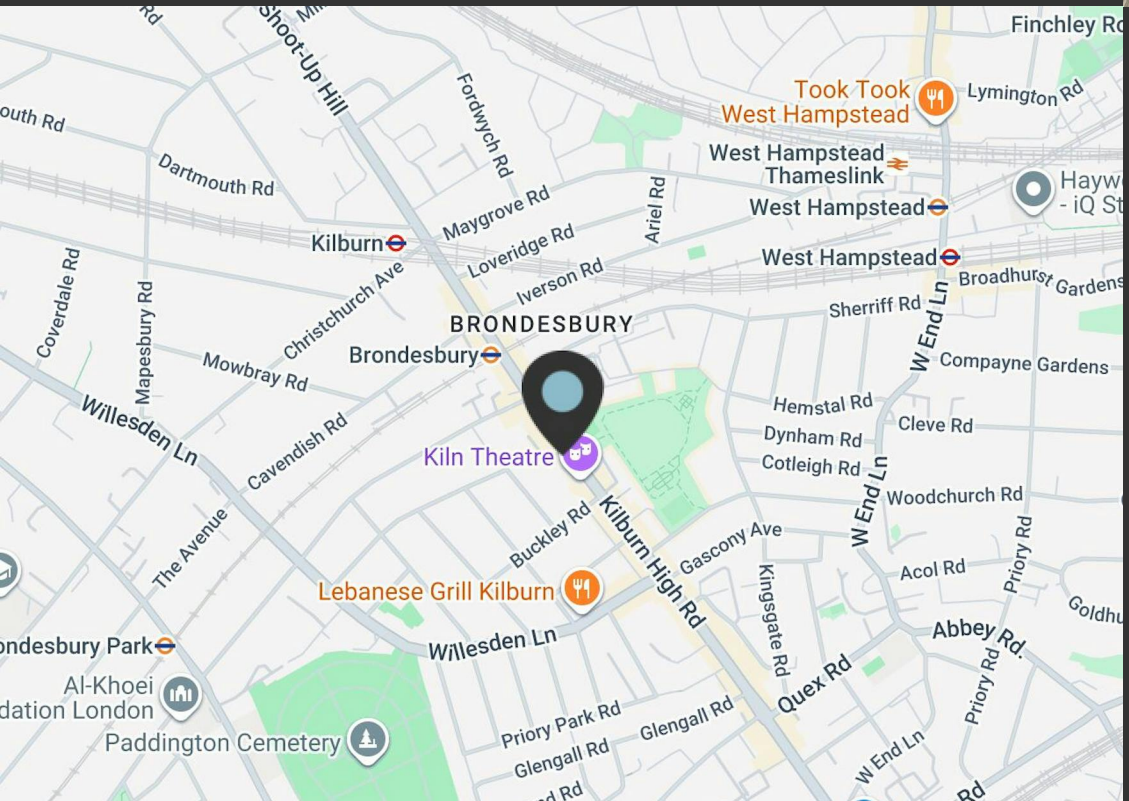
# 319 KILBURN HIGH ROAD, LONDON, NW6 7JR

## SUPERB OPEN PLAN CLASS E SHOP IN A GOOD PROMINENT TRADING LOCATION

- Large Open Plan Shop Area
- Good Trading Position Along Kilburn High Road
- Air Conditioned Trading Area
- Modern Electrics
- Vinyl Flooring
- WC/Washroom in Trading Area
- Rear Kitchen and WC/Washroom

# DESCRIPTION

The property comprise a former William Hill Betting Shop having just vacated the premises after 20 years, having a large open plan trading area with a customer WC/Washroom. There is then a partition wall with a door leading to a passage to a fire exit to an enclosed yard area, and a rear storeroom and a Kitchen with an adjoining WC/Washroom.
Amenities include; Air- Conditioned trading area, vinyl flooring, suspended ceiling with LED Lighting and modern electrics.
The premises are suitable for a variety of uses under its Class E Use.
The shop is available for immediate occupation on a new Lease for a term by arrangement, subject to the normal legal formalities.




# LOCATION

The premises are situated in a good trading location at the Northern End of Kilburn High Road on the western side of the thoroughfare being situated close to the corner with Dyne Road and close to Brondesbury Overground Station. Kilburn (Jubilee Line) Underground Station is close by.

# AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Retail & Ancilery Space | 1,504 | 139.73 | Available |

# RENT

£65,000 per annum There is NO VAT Charged on the Rent

# RATES & CHARGES

Service charge: N/A
Estate charge: N/A
Rates payable: £26,400 per annum April 2026/27

# EPC

C

# VIEWINGS

Strictly via arrangement with Dutch and Dutch.

# CONTACT

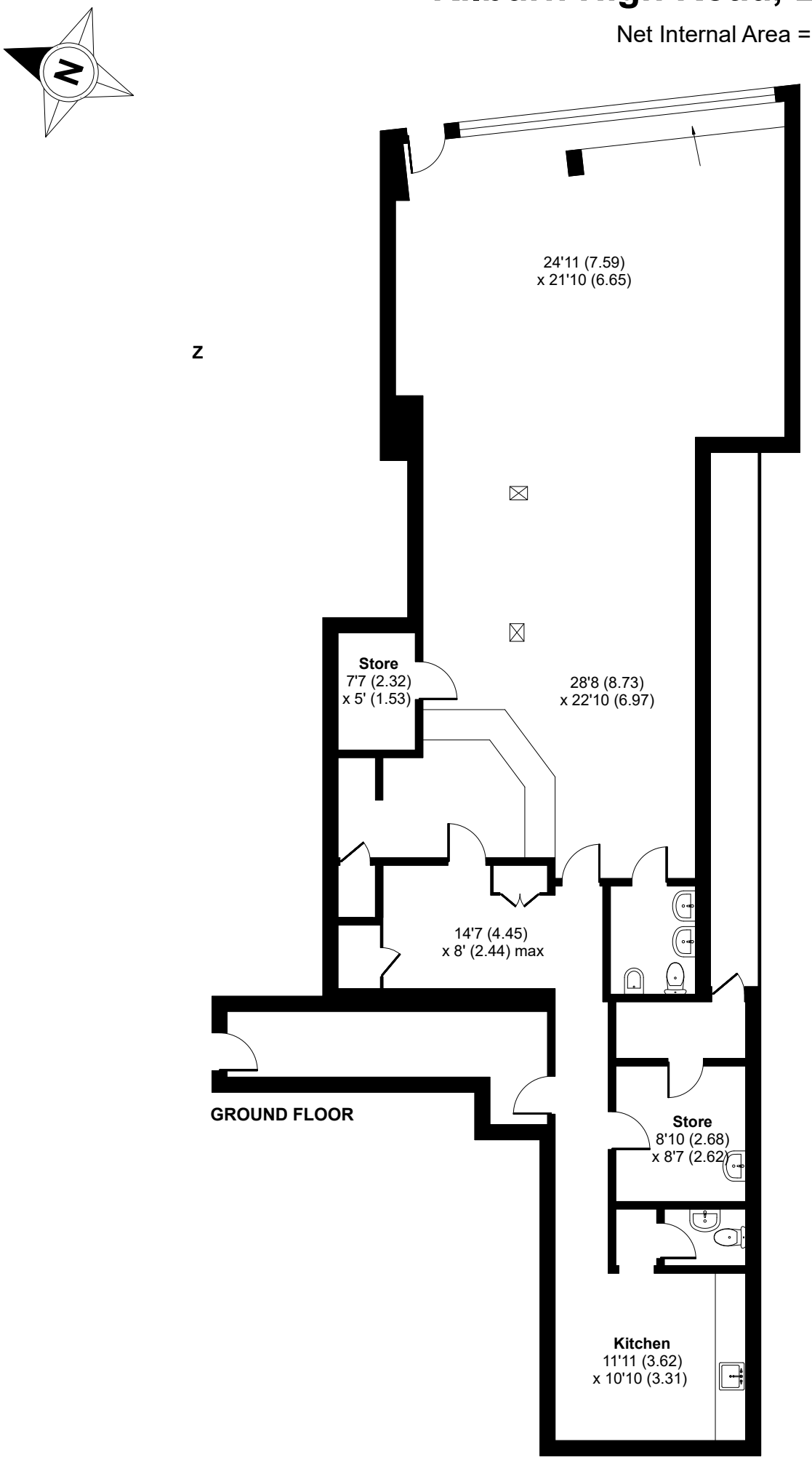
**Robert Reiff**
0207 4439868
07775 605555
robert@dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 07/10/2026

# Kilburn High Road, London, NW6

Net Internal Area = 1504 sq ft / 139.7 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).

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