



Location:

A minute's walk from both Kilburn Underground Station and Brondesbury Overground Station, the prominent property benefits from strong footfall and is located among a vibrant mix of national and independent retailers and restaurants.

Use: Class E

Frontage: 28 ft

Accommodation:

Approximately Ground Sales 710 sq ft and Ground Ancillary 115 sq ft. Total: 825 sq ft.

Outside Seating:

There is potential for a 430 sq ft area to be used for outside seating, subject to Licence from the Council

Lease:

A new full repairing and insuring lease is available for a term to be agreed.

Rent: £35,000 PAX

Service Charge: TBC

2026 List Rateable Value: £34,750

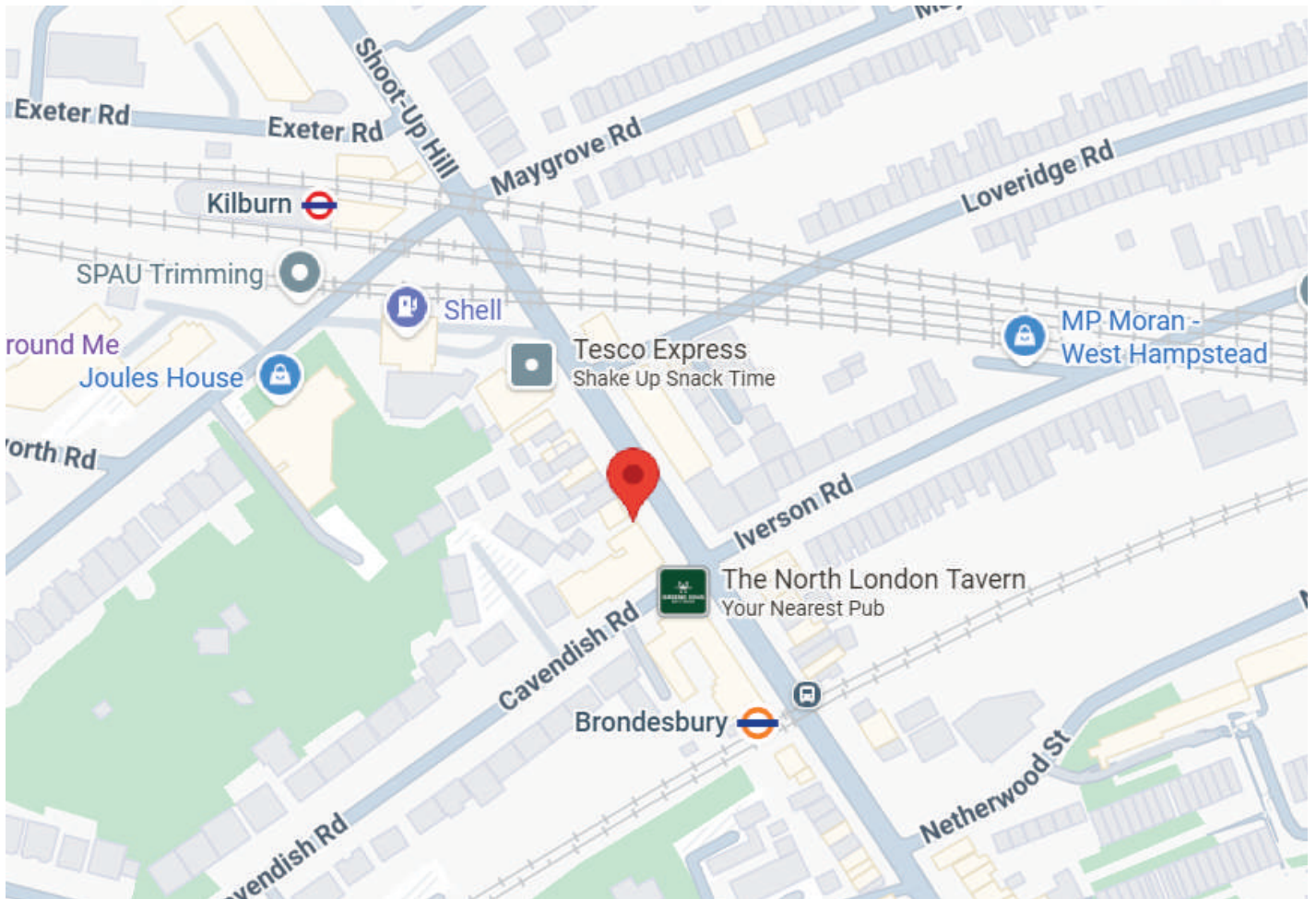
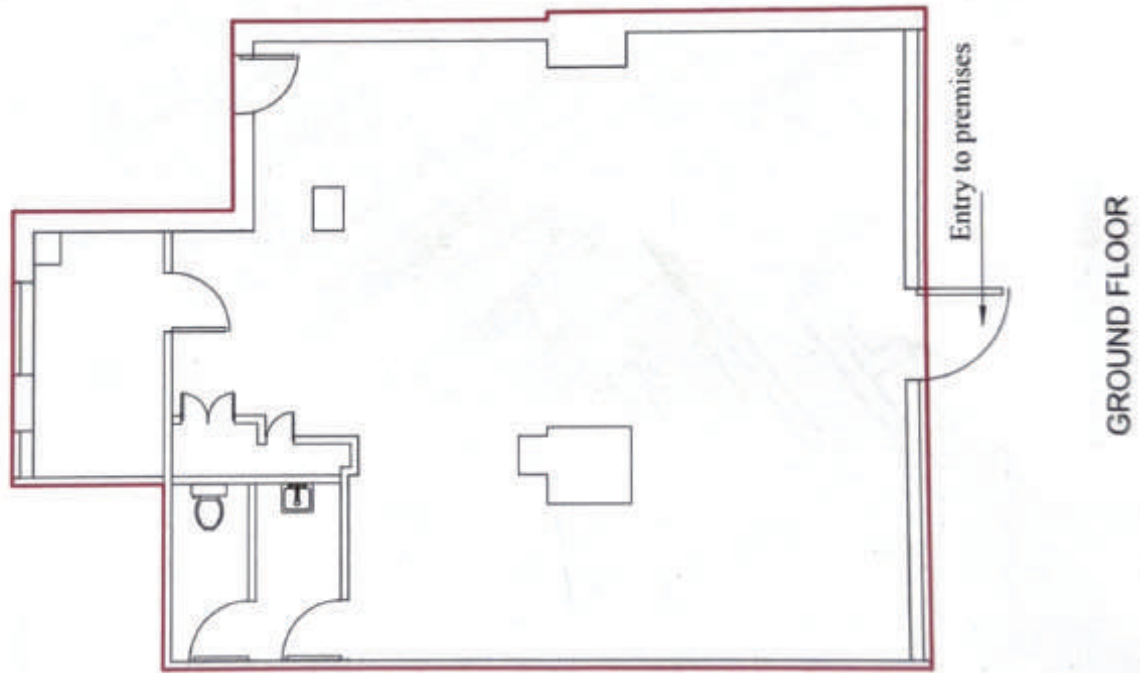
Rates Payable 2025-26:

£13,275 pa if retail use. Please rely on your own enquiries with the Valuation Office.

EPC:

The property has a rating of 62 C which is valid until 13th June 2033. Full Energy Performance Certificate available upon request.





MISREPRESENTATION ACT 1967:

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