

Vacant Large Former Pub

(free of tie)

TO LET / FOR SALE

- New Lease Available
- Ground floor former Pub (without tie)
- 1st, 2nd, 3rd floor former bed & breakfast
- Rent – £350,000 pax + VAT
- Freehold – £4,300,000 + VAT
- Other uses considered (s.t.p)
- The entire property requires substantial renovation & refurbishment.

The Red Lion
34 Kilburn High Road, London NW6 5UA



Location: The **Red Lion Pub** is located at **34 Kilburn High Road**, in the lively and bustling area of **Kilburn, Northwest London**. **Kilburn High Road** is a major thoroughfare stretching through this vibrant neighbourhood, known for its diverse mix of cultures, cafes, shops, and pubs. The area is well-served by public transport, with **Kilburn tube station (Jubilee Line)** and **Kilburn Park station (Bakerloo Line)** just a short walk away. The pub sits along this busy road, close to various local businesses and within easy reach of the lively areas around Maida Vale, West Hampstead, and Brondesbury.

Description: A substantial former pub and bed and breakfast arranged over 4 floors, approximate areas & sizes below:

Ground Floor:	394.6 m ²	(4247.44 ft ²)
First Floor:	144.4 m ²	(1550.00 ft ²)
Second Floor:	134.3 m ²	(1445.59 ft ²)
Third Floor:	133.3 m ²	(1434.83 ft ²)
Basement:	198.2 m ²	(2133.41 ft ²)
Total Area	1004.8 m²	(10,854.33 ft²)

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- 1st, 2nd, 3rd floor former bed & breakfast
- **Other uses considered (s.t.p)**
- The entire property requires substantial refurbishment

Term: A new FRI lease will be granted, terms to be agreed.

Rent: Guiding at **£350,000 pax + VAT**

Freehold: Offers in the region of **£4,300,000 + VAT**

Legal Costs: Incoming tenant to pay the landlord's legal fees of £3000 + VAT

Ref Charge Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for, whether they are accepted or not by the landlord.

Viewing strictly by appointment via sole agent Countrywide Commercial

Jason Grant

020 8506 9900

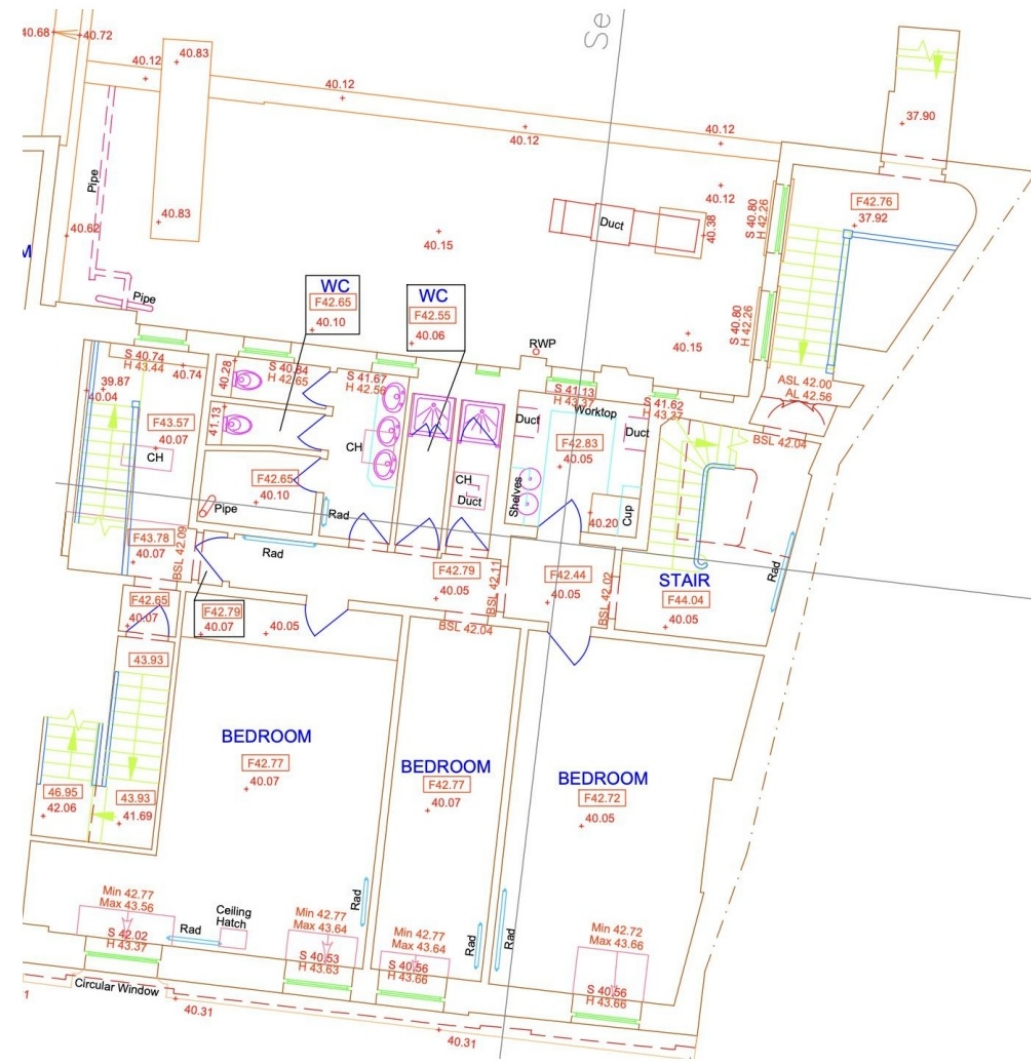
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Ground Floor:Entrance Porch, Main Floor Area, Kitchen,
Sunken Living Room, W/C's**First Floor:**Landing, Kitchen, 3 Bedrooms,
2 Shower Rooms, 2 W/C's

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Second Floor:
Landing, Living Room, 4 Bedrooms,
3 Shower Rooms, 3 W/C's



Third Floor:
Landing, Kitchen / Living Room, 4 Bedrooms, Bathroom,
Shower Room, 2 W/C's, Boiler Room



English | Cymraeg

Energy performance certificate (EPC)

Soul Store 34, Kilburn High Road LONDON NW6 5UA	Energy rating D	Valid until	23 April 2028
		Certificate number	0290-1989-0358-1630-6044

Property type
A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

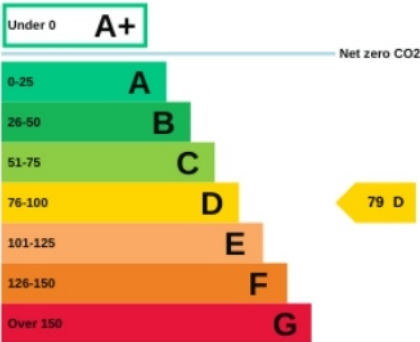
Total floor area
752 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-guidance/landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-guidance/landlord-guidance>).

Energy rating and score

This property's energy rating is D.

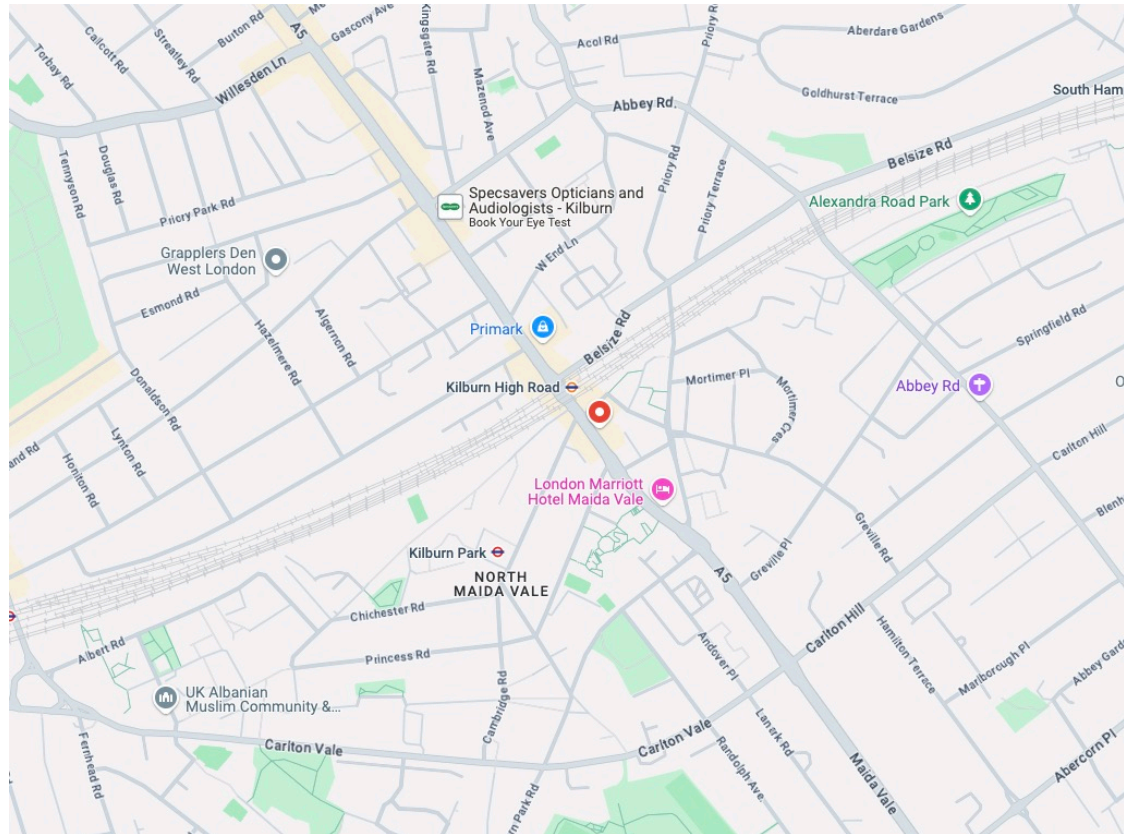


Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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