



# PUB WITH GARDEN TO LET IN KENSAL GREEN

**525 HARROW ROAD, KENSAL  
GREEN, LONDON, W10 4RH**



## **Location:**

The property is prominently located in Kensal Green on the busy Harrow Road. The area is well-known for its wealthy residents and is home to the world famous Abbey Road Studios. Short walk to Kensal Green and Westbourne Park Station.

## **Accommodation:**

The premises are arranged over ground floor, garden and basement and has the following approximate gross internal areas:

**Ground Floor:** 1,652 sq. ft. (153.48 m<sup>2</sup>)

**Garden:** 884 sq. ft. (82.13 m<sup>2</sup>)

**Basement:**

**The premises benefits from a pub cellar/store.**

## **Use:**

The premises benefit from Sui Generis planning consent.

## **Rent:**

Upon Application.

## **Lease:**

The premises are available by way of a new lease for a term to be agreed.

## **Premises Licence:**

The property benefits from a premises license which allows alcohol to be served until 11.30pm.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

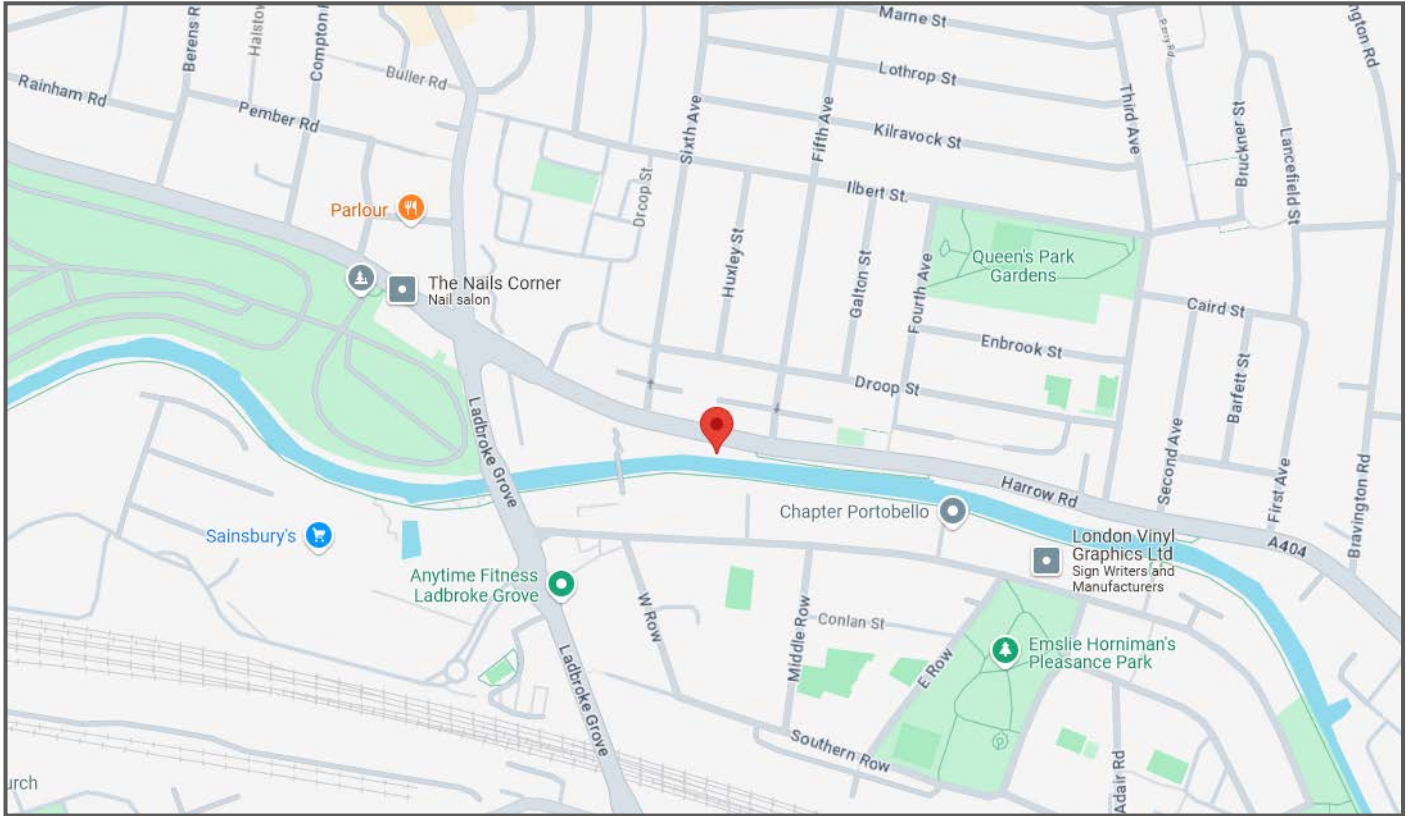
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## Location Map:



# Floor Plan:

