LEWIS CRAIG

NEIGHBOURHOOD CAFE OPPORTUNITY

New care home and affordable housing development

Shell & Core or Fully-Fitted (incl. extract)

Opposite the South Kilburn Masterplan (2,400 homes)

Indicative CGI

Neighbourhood Cafe Opportunity

Within new care home and affordable housing development

Cafe Unit, 45 Kilburn Park Road, London NW6 5XD

Approx. 1,726 sq ft NIA

On behalf of

City of Westminster

Situation

Carlton Dene and Peebles House is a new development from Westminster City Council due to PC on 27 March 2026, occupying the prominent corner of Kilburn Park Road and Carlton Vale, a 4-minute walk from Kilburn Park underground station. The scheme will comprise 65 self-contained homes for "extra care", along with 22 affordable homes.

The cafe unit is prominently located adjacent to the care home's entrance, directly opposite St Augustine's Church and St Augustine's CE High School. The South Kilburn Masterplan from Brent Council is also located directly oppposite, which aims to deliver 2,400 new high quality homes - many of which are already completed and occupied.

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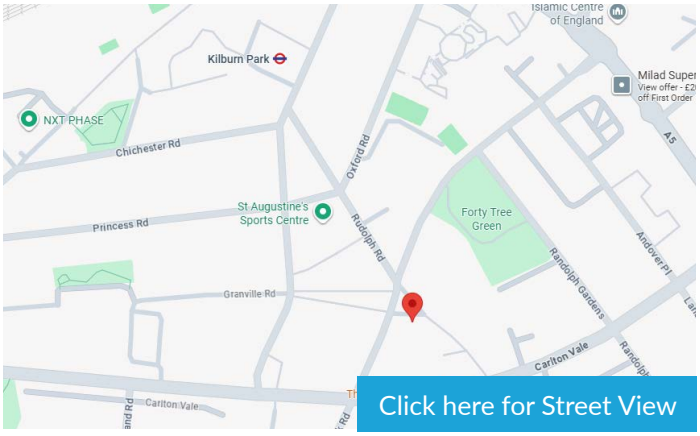

Accommodation

Arranged over Ground Floor only, providing the following approximate areas.

Cafe sales area	1,070 sq ft
Kitchen and servery	656 sq ft
External Terrace	*Not Measured*
Total Internal Area (NIA)	**1,726 sq ft** 160.41 sq m

Lease

A new lease is available at a guide rent of £45,000 pax. Rent is exclusive of Business Rates and all other outgoings.

Rates

The property is to be assessed for Business Rates, following completion of the Landlord's works.

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Indicative CGI

Contact

For further information please contact:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

RIchard Grossman - rg@lewiscraig.co.uk
020 7009 0482

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

Indicative CGI

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Main Entrance Lobby
Staff and manager
Staff & Manager Store
Main Entrance
Cafe
Servery
WC Lobby
WC
Laundry Store
Commercial Kitchen
Activity Room
Changing Places WC
Activity Room Store
Lounge Lobby
Lounge
WC
Laundry
Hairdresser Room Store
Hairdresser Room
Lounge Store
WC
Staff Kitchen
Protected Hall
Staff Lockers
Thermal Store
Lobby
Bin store
Bike store
Store
Utility
Store
Staff Break Room / First Aid