

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 – Offers Invited
- 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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- 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 Invited for the building in its present vacant condition

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





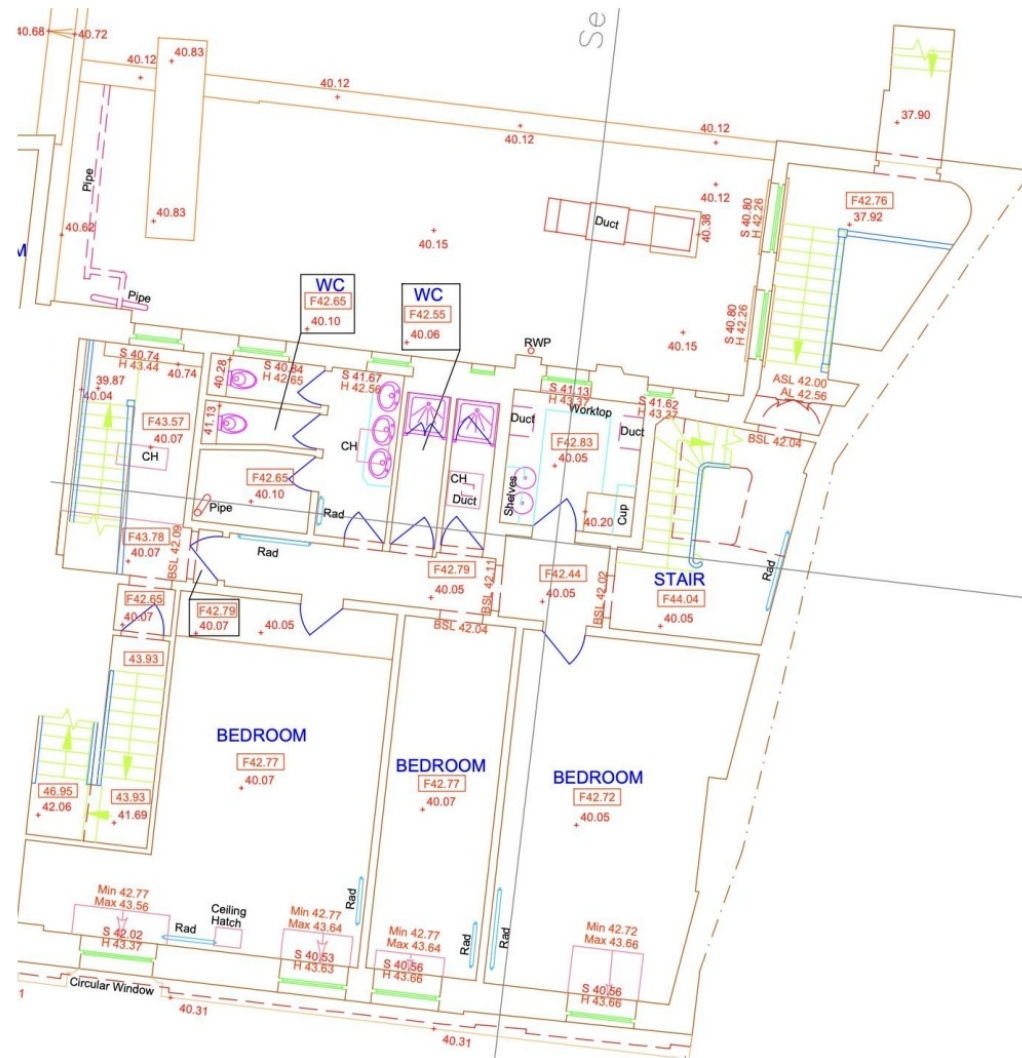
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Ground Floor:
Entrance Porch, Main Floor Area, Kitchen,
Sunken Living Room, W/C's



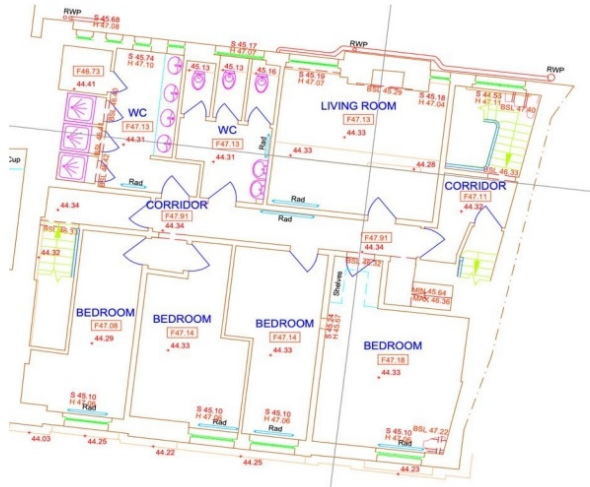
First Floor:
Landing, Kitchen, 3 Bedrooms,
2 Shower Rooms, 2 W/C's



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English | Cymraeg

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



Energy performance certificate (EPC)

Sold Score 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

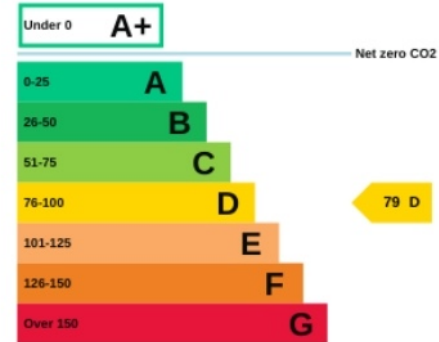
Rules on letting this property

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-estate-letting-property-minimum-energy-efficiency-guidance-latest-guidance) (<https://www.gov.uk/government/publications/non-domestic-estate-letting-property-minimum-energy-efficiency-guidance-latest-guidance>).

Energy rating and score

This property's energy rating is D.



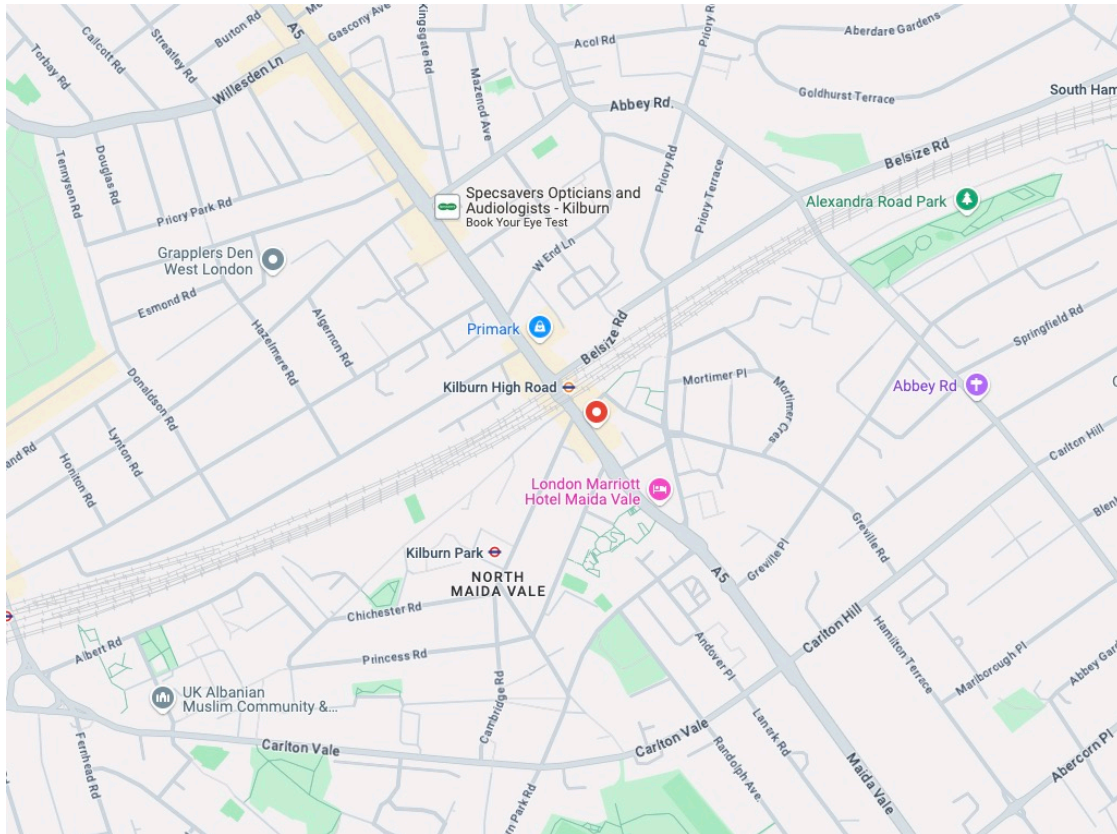
Properties get a rating from A+ (best) to G (worst) and a score.

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

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.