

PRIME CLASS E OPPORTUNITY LONDON, NW6 - KILBURN 118 KILBURN HIGH ROAD



Description

The premises occupy a prime trading location on Kilburn High Road. Nearby occupiers include **Specsavers**, **Poundland**, **McDonalds**, **Iceland** and **TK Maxx**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors, comprising the following areas:

Ground Floor Sales	1,602 sq. ft.	(148.83 sq. m)
Ground Floor Ancillary	38 sq. ft.	(3.53 sq. m)
Basement Ancillary	680 sq. ft.	(63.17 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£78,500

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£63,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 96. A full Energy Performance Certificate is available upon request.

Legal Costs

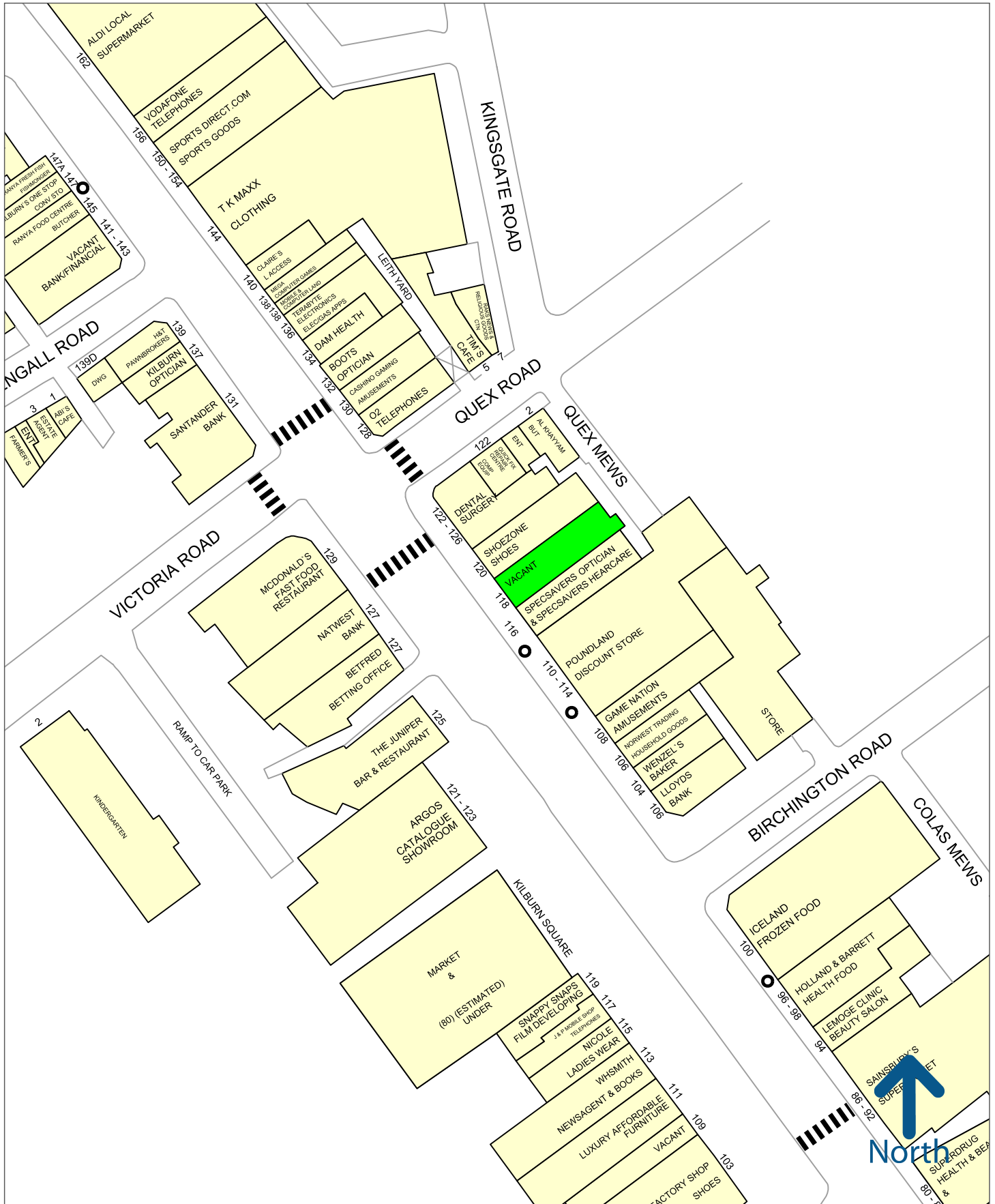
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.Willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 19/10/2021

Created By: Green and Partners



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