

CLASS E OPPORTUNITY

KILBURN

74 KILBURN HIGH ROAD

Description

The subject property is situated in Kilburn, a reasonably affluent area of northwest London, approximately 4 miles northwest of Charing Cross. The property lies on the vibrant A5 (Kilburn High road) and is 0.1 miles and 0.3 miles north of Kilburn High Road overground station and Kilburn Park underground station respectively.

The area comprises a mix of independent and national retailers, including **Marks & Spencer, Primark, Holland & Barrett** and **Boots**.

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

Accommodation

The property is an end terraced building with a return frontage down West End Lane. The property is arranged over basement and ground floors, providing the following approximate areas:

Ground Floor	1,493 sq. ft.	(138.7 sq. m)
Basement	786 sq. ft.	(73.02 sq. m)
Total	2,279 sq. ft.	(211.72 sq. m)

Lease

Assignment of the lease due to expire 11 December 2026. Alternatively a sub-lease of whole or of part is permitted.

Rent

£95,000

per annum exclusive.

Service Charge

The current service charge for the current financial year is £2,954.38 per annum..



Business Rates

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

Rateable Value	£91,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of E. 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:

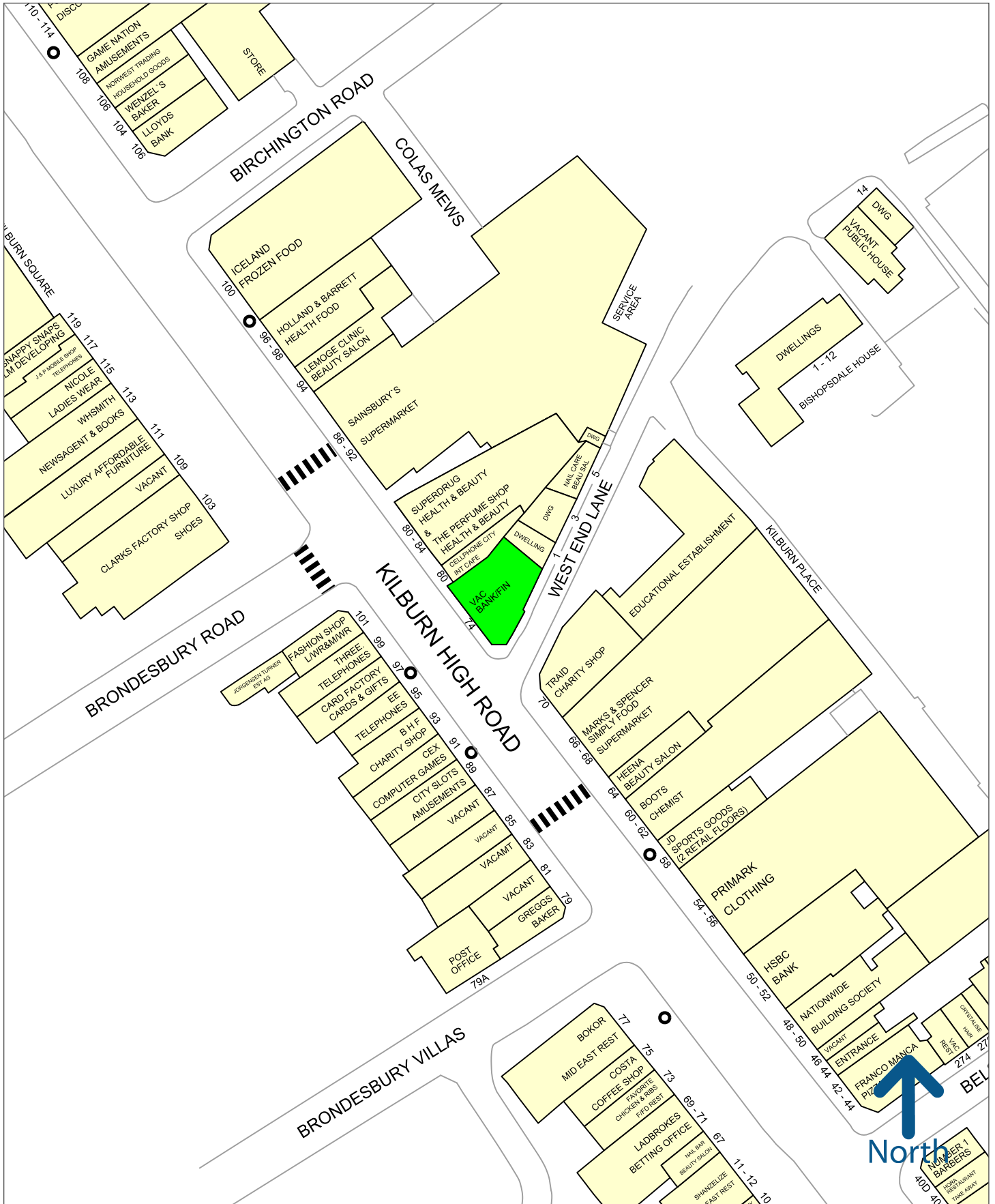
Freddie King **07545 386694**
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In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 17/11/2021

Created By: Green and Partners



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