



## 332 Kilburn High Road, London NW6 2QN

### Location

The premises are located on Kilburn High Road in North West London, between Brondesbury and Kilburn Stations. The area benefits from a large residential catchment and a vibrant and diverse mix of retail and F&B operators. Local operators include Nandos, The North London Tavern, Pepe's, The Black Lion, Go Mezza and numerous other independent and corporate operators. For a greater understanding of the location please review the following link: [Google Street View](#)

### Description

The premises are fully fitted as a restaurant and benefit from approximately 60 covers at ground floor level, along with bar area and kitchen. The basement comprises WC's and storage. There is additional seating in the outside area to the front of the property.

The approximate gross internal areas are as follows;

Ground Floor	1,173 sq ft	109 sq m
Basement	721 sq ft	67 sq m
Total	1,894 sq ft	176 sq m

### Lease

The premises are available by way of assignment of the existing lease, held on a 20 year term from 08 August 2019 at a passing rent of £55,000 pax.

### Premium

Premium offers invited.

### Business Rates

The premises has a rateable value of £42,000.

### Planning

The premises benefit from E Class Use.

### Licencing

The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Thursday	10.00am to 01.00am
Friday and Saturday	10.00am to 02.00am
Sunday	12.00pm to 00.00am

### Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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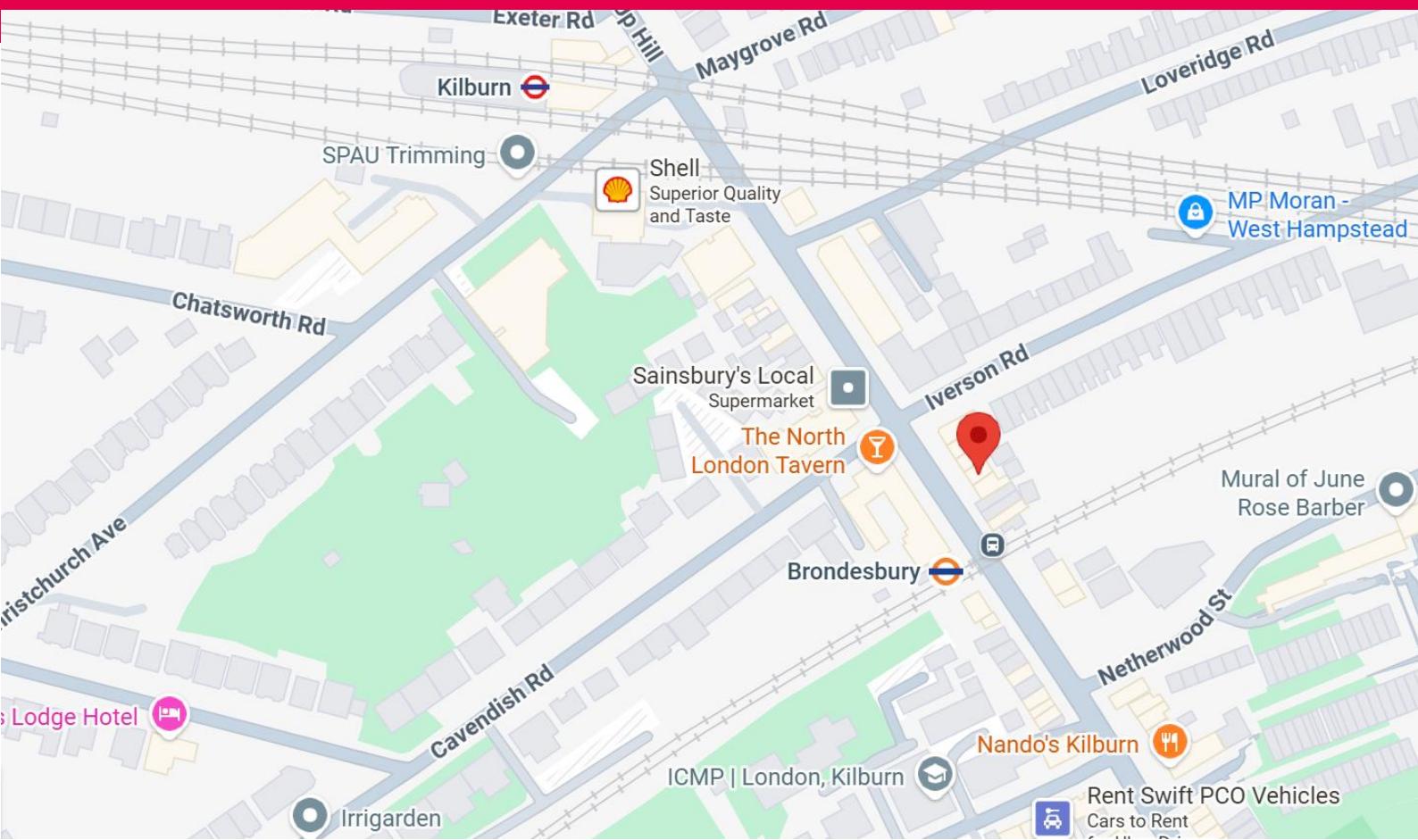
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LEASE FOR SALE – KILBURN NW6

1,894 SQ FT FULLY FITTED RESTAURANT WITH OUTSIDE SEATING



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