



Carlton Tavern, 33 Carlton Vale, Kilburn, London NW6 5EU

Summary

- Currently Under Restoration Large Public House
- Freehold and Leasehold
- Close to transport links
- Outside Area
- Built to a high specification

Freehold Offers Invited and Rental Offers Invited

Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

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Location

The property is located in Kilburn in northwest London. The property is located on Carlton Vale, a road linking to Maida Vale and the B413. The property is located opposite Paddington Recreation Ground and has the benefit of good transport links. Kilburn Park Underground Station is 0.2 miles north of the property and Maida Vale Underground Station is 0.3 miles south of the property.

The surrounding occupiers are formed almost exclusively of residential dwellings.

For a better understanding of the location, please review [Google Street View](#)

Property

The property is a three storey building of brick construction under a pitched tiled roof.

The ground floor will consist of a large trade area with ancillary accommodation. The basement will consist of a beer cellar, stores and ancillary accommodation. The upper parts will be residential accommodation.

There is a beer garden to the rear of the property for circa 30 covers.

Planning

The property currently has A4 use.

Tenure

Freehold and Leasehold.

Terms

A new Full Repairing and Insuring Lease can be created for a term of 15-20 years, contracted inside the Landlord and Tenant Act 1955, with five yearly rent reviews.

Price

Freehold offers invited.

Rental offers invited.

Licensing

The purchaser will have to apply for a new premises licence

EPC

An EPC will be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewing

All viewings should be arranged through sole agents, Davis Coffery Lyons.