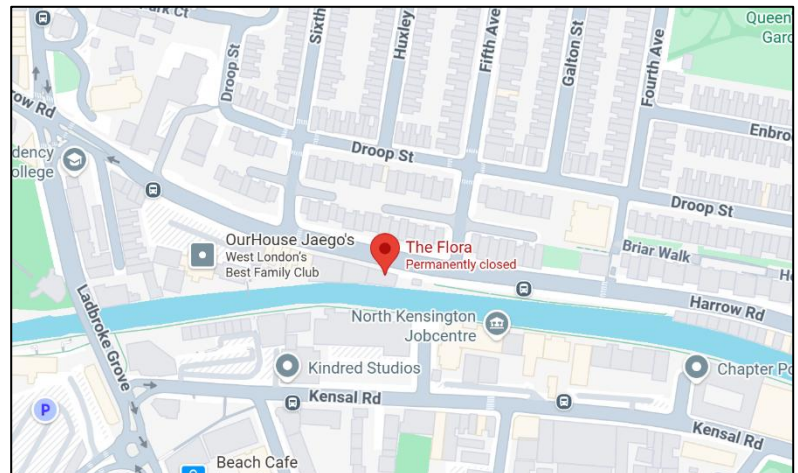




The Flora, 525 Harrow Road, Kensal Green, London W10 4RH

Summary

- New Lease Available
- Ground and Basement Only
- Beer Garden
- Free of Tie
- Large Residential Catchment



Rental Offers Invited

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

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Location

The property is located in Kensal Green on Harrow Road. The property has the benefit of good transport links with Kensal Green Station 0.6 miles north west of the property, Kensal Rise Station 0.7 miles north of the property, Queens Park Station 0.7 miles north east and Westbourne Park Station 0.8 miles south. Surrounding occupiers are formed almost exclusively of residential dwellings, retailers and other licenced operators.

For a better understanding of the location please review:

[Google Street View](#)

Description

The ground floor comprises of a shell unit with capped off services, ready for the tenant to fit out.

To the basement is cellarage and stores.

The ground floor provides access to a beer garden

Floor Areas:

We understand the gross approximate areas to be as follows:

Ground	1,402 sq ft	130.25 sq m
Garden	806 sq ft	74.88 sq m
Basement / Cellar	1,041 sq ft	96.71 sq m

Tenure

Leasehold

Terms

A new 10-15 year lease is available, on terms to be agreed

Rent

Offers invited.

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2026 of £14,500.

Planning

The property has the benefit of Sui Generis Use.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol between the following hours

Monday to Thursday	10:00am to 00:00am
Friday & Saturday	10:00am to 00:30am
Sunday	11:00am to 23:00am

EPC

An EPC can 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.

Viewings

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