



Location

The subject property occupies a prominent corner location on Kilburn High Road. It sits on the crossroad with McDonalds, Santander and the newly opened Popeyes.

Kilburn High Road is a busy and vibrant high street, nearby occupiers include Chopstix Noodle Bar, Specsavers, Boots Opticians, TK-Maxx and Franco Manca.

Accommodation

Ground Floor	1,022 sq ft	94.98 sq m
Basement	1,240 sq ft	115.24 sq m
Total	2,262 sq ft	210.22 sq m

Lease Term

Available on a new lease for a term to be agreed.

Rent

Offers in the region of £81,500 per annum

Rates

Rateable Value	£58,500
UBR	0.512

Interested parties are advised to make their own enquiries with The London Borough of Camden to confirm their exact liabilities and any transitional relief.

Costs

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

Energy Performance Certificate

Certificate available on request.

Viewing

Viewings are to be arranged in advance via agents KLM Real Estate.

Contact

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50 metres

Experian Goad Plan Created: 18/01/2024
Created By: Kitchen LaFrenais Morgan



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