

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**GROUND FLOOR LOCK UP
SHOP/OFFICE
TO LET
290 KILBURN HIGH ROAD
LONDON
NW6 2DB
426 sq.ft. (39.58) sq.m.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

Kilburn is a densely populated part of north-west London spanning the 3x local authority boroughs of Brent, Camden and Westminster.

The subject property is superbly located approximately 3 miles north of Marble Arch on the east side of the A5 Kilburn High Road close to the Palmerston Road junction. This is a highly busy location boasting a number of multiple retailers such as Savers, Nandos, Fire Away Pizza in addition to a host of banks, buildings societies, betting shops and local independent retailers, restaurants, coffee shops and boutiques.

Brondesbury overground station (Zone 2) providing quick and easy access to Stratford to the east (48 minutes) and Clapham Junction to the south (31 minutes) is moments away whilst Kilburn, Kilburn High Road, West Hampstead and Brondesbury Park are all within easy walking distance.

Additionally, the High Road is served by the following bus routes:

- 16 – Mora Road to Victoria Station
- 32 - Edgware Bus Station to Kilburn Park Station
- 189 - Brent Cross Shopping Centre to Marble Arch Station
- 316 - Mora Road to White City Bus Station
- 332 – Brent Park Tesco to Bishops Bridge/Paddington Station
- N16 – Edgware Bus Station to Victoria Station night service

*Information provided by TfL



Accommodation

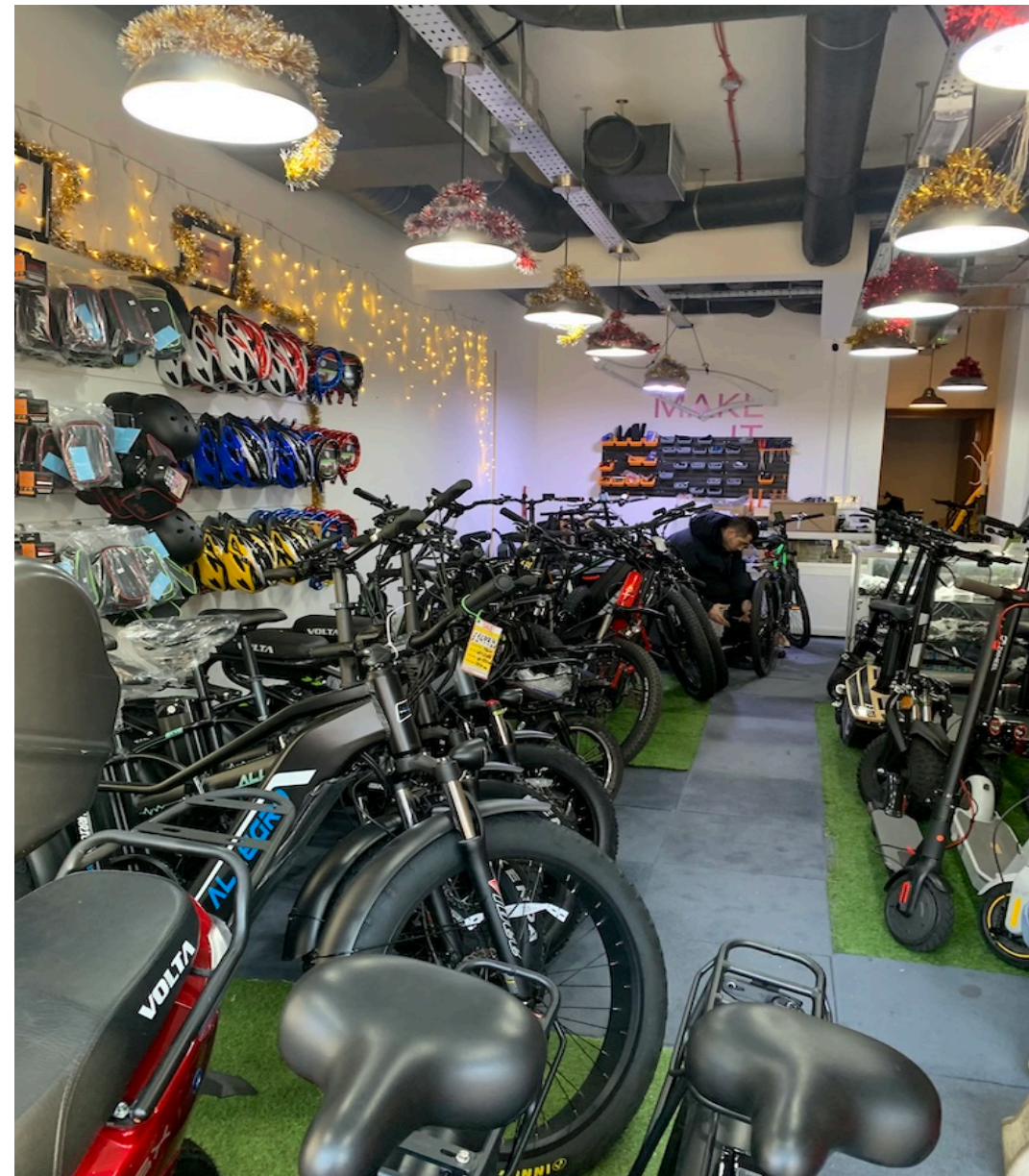
Available accommodation comprises of a ground floor lock up shop laid out to provide a sales area, bathroom with fully fitted shower and rear stores with kitchenette.

The unit is in excellent decorative order with an approximate floor area of 426 sq.ft. (39.58 sq.m.).

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

Amenities

- * Extremely busy location with huge volume of passing traffic
- * Double glazed frontage
- * Exposed A/C system (not tested)
- * Bathroom with fitted shower
- * Secure rear stores
- * Kitchenette
- * Exposed feature brick wall
- * Fully carpeted
- * Immediately available



Terms

Tenure

Leasehold. A new lease is available directly from the freeholder on terms to be agreed subject to periodic rent reviews.

Rent

£29,300 per annum exclusive of all other outgoings.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates

Interested parties are advised to make their own investigations in this regard.

Service charge & Buildings insurance

To be confirmed.

Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

EPC

50B

Planning

We understand the building falls under use Class E. Interested parties are advised to satisfy themselves in this regard.

Food related uses will be considered although it should be noted that extraction will not be permitted by the Landlord.

Possession

Immediately upon completion of legal formalities.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior appointment via Freeholders sole agents.