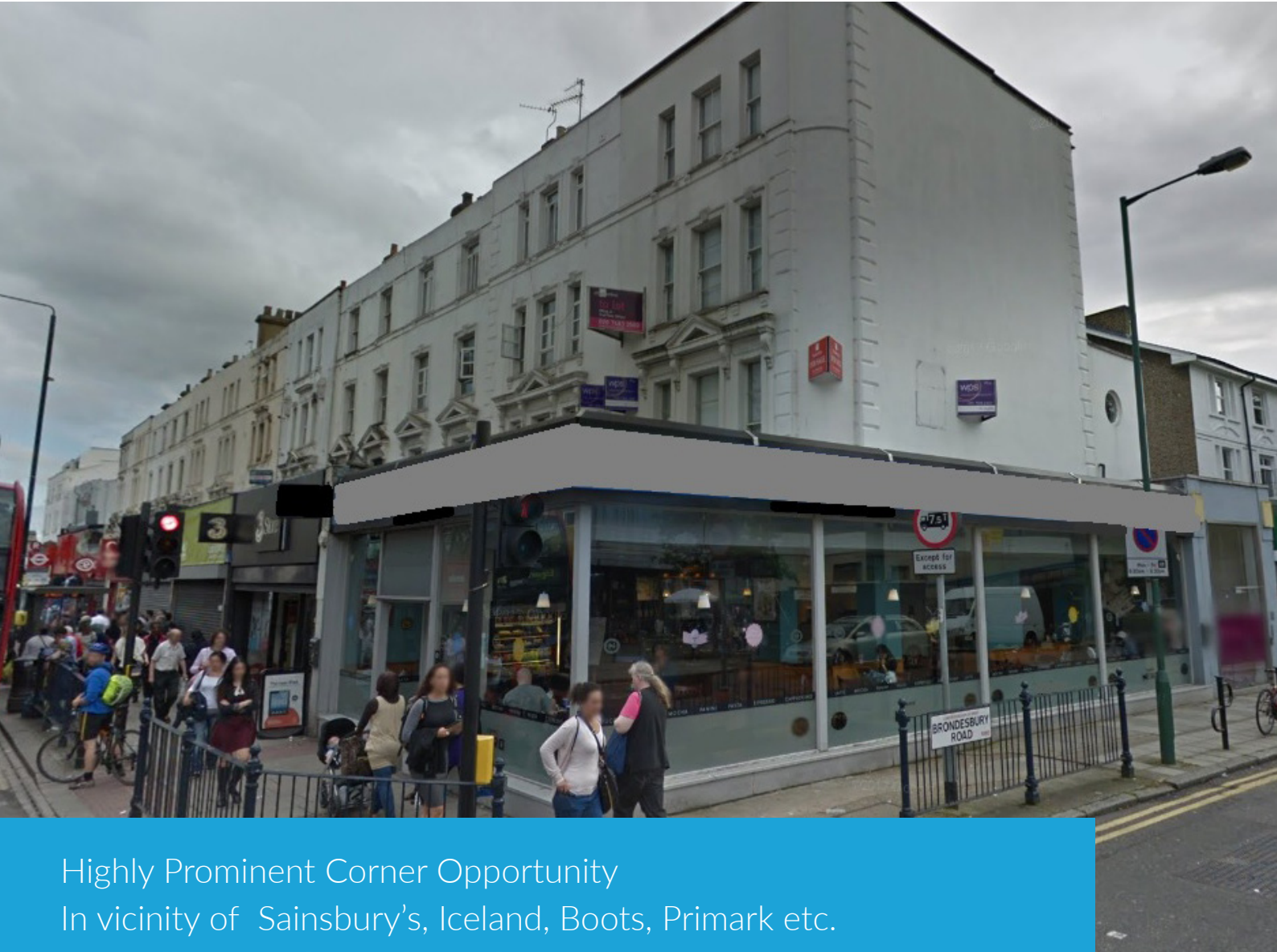




RESTAURANT PROPERTY  
New Lease

**Highly Prominent A3 Corner Opportunity**  
In vicinity of Sainsbury's, Iceland, Boots, Primark etc.



Highly Prominent Corner Opportunity  
In vicinity of Sainsbury's, Iceland, Boots, Primark etc.  
**101 Kilburn High Road, London NW6 6JE**

Approx. 2,102 sq ft

### Location

Highly prominent corner pitch, in close proximity to Kilburn High Road Overground station. Occupiers in the immediate vicinity include Sainsbury's, Iceland, Boots, Primark, Costa Coffee, Greggs, Franco Manca, and Clarks, to name but a few.

Nearby





**Highly Prominent A3 Corner Opportunity**  
**In vicinity of Sainsbury's, Iceland, Boots, Primark etc.**



### Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	1,501 sq ft
Basement Storage	601 sq ft
<b>Total Internal Area</b>	<b>2,102 sq ft</b> 195.35 sq m

### Rates

We understand that the ground and basement are assessed as follows.

<b>Rateable Value</b>	<b>£59,500</b>
<b>Payable 2019/20</b>	<b>£29,988</b>

Interested parties are advised to verify with the Local Rating Authority.

### Lease

A new full repairing and insuring lease for a term to be agreed.

### EPC

An Energy Performance Certificate is available upon request.

### Rent

£85,000 per annum, exclusive of Business Rates, Service Charge and all other outgoings.

### Legal costs

Each party to be responsible for payment of their own costs.

### Use

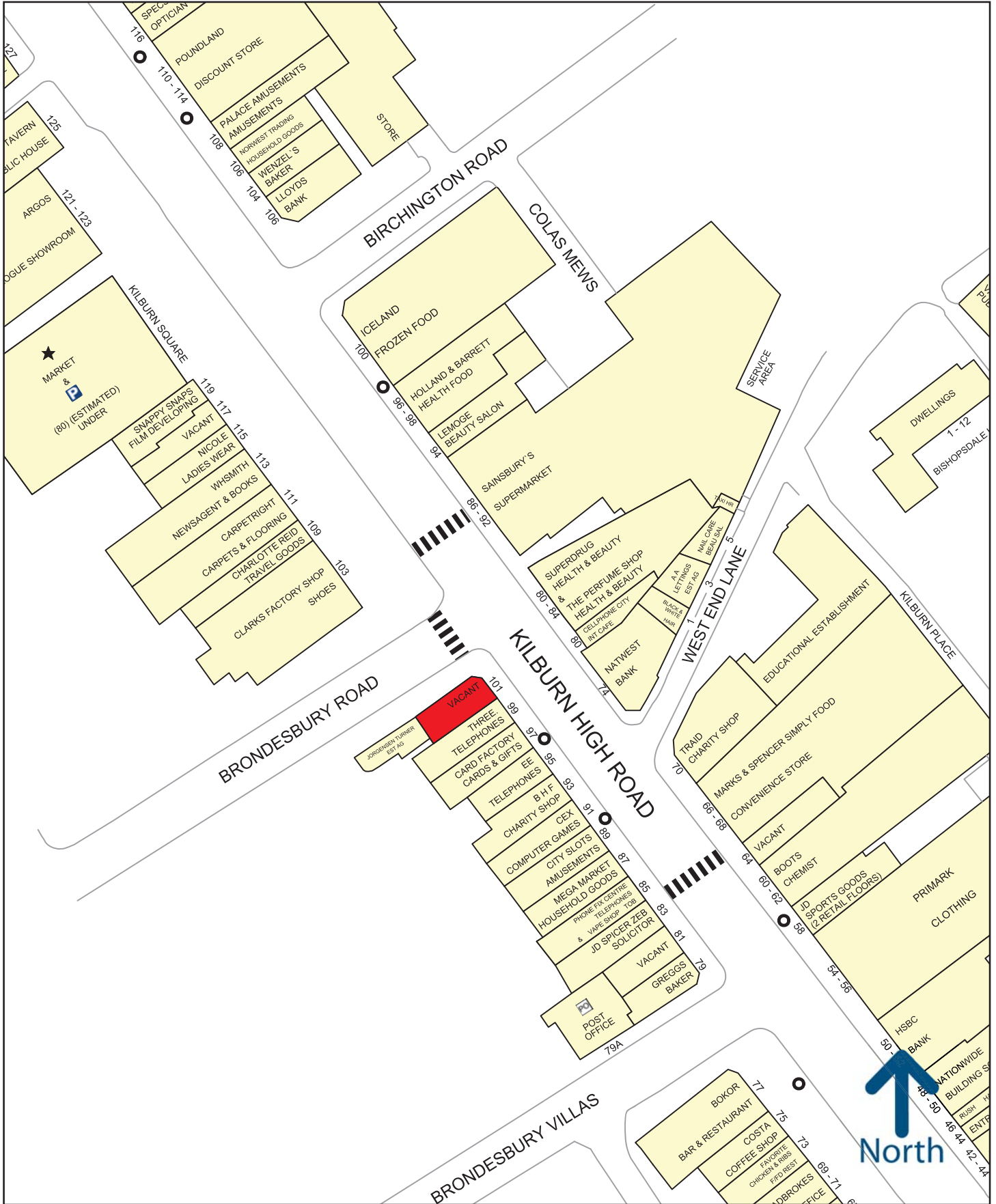
A3 consent granted. Other uses considered STP.

### Contact

For further information or a viewing contact:

**Theo Benedyk**  
DD: 020 7009 0486  
[tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)

**Saul Fierstone**  
DD: 020 7009 0481  
[sf@lewiscraig.co.uk](mailto:sf@lewiscraig.co.uk)



50 metres

Experian Goad Plan Created: 01/10/2018  
Created By: Lewis Craig

