



155 Kilburn High Road, London, NW6 7HU



HAY HILL
— Leisure —

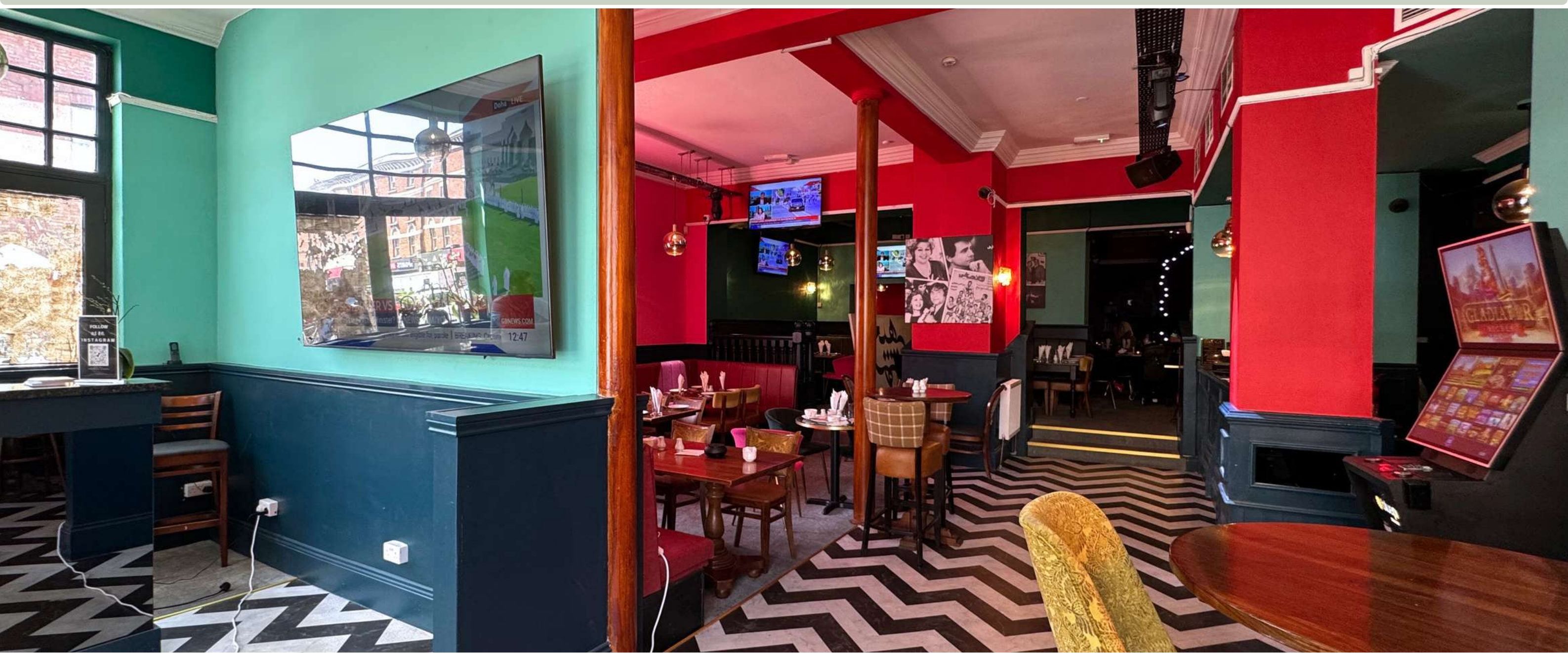
HAY HILL
L E I S U R E

To request a viewing please call:
George Hamblett on 07766 234 955
Michael Macpherson MRICS on 07821 130 877

Term: Assignment of an existing lease expiring in 29/09/2034

Rent: £100,000 pa

Size: **TBC**



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LOCATION:

Position your business in the heart of one of North West London’s most vibrant and high-footfall locations. 155 Kilburn High Road offers an exceptional opportunity to secure a prominent corner commercial premises on a thriving high street, surrounded by established brands such as Sainsbury’s, Costa Coffee, and TK Maxx, ensuring consistent pedestrian activity.

The property also benefits from excellent transport links within easy reach of Kilburn High Road Overground and Kilburn Park Underground stations.

DESCRIPTION:

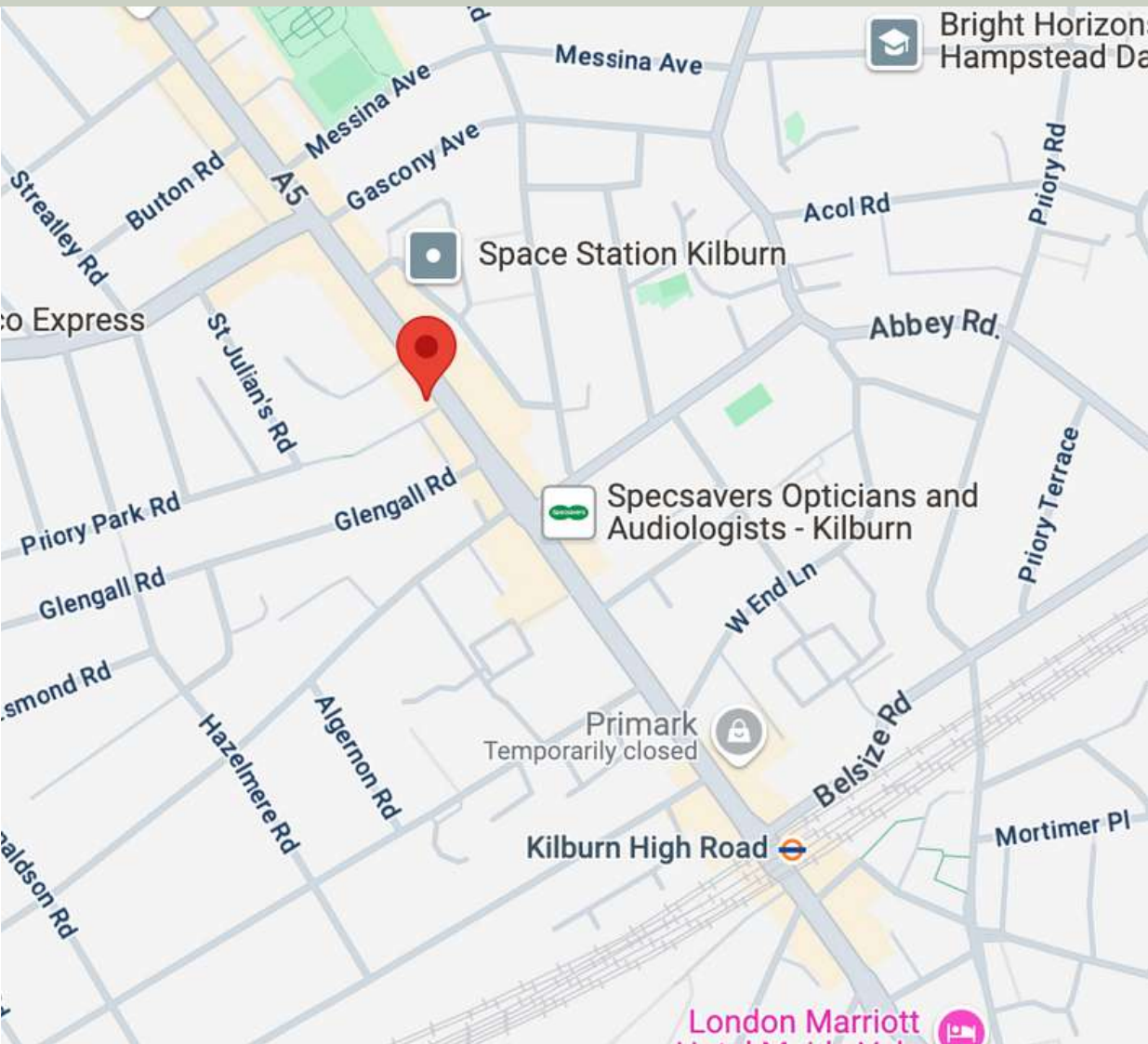
The property is arranged over three floors. The main trading area is located on the ground floor and features a bar, generous seating, and a stage suitable for live music or events. The basement includes a cellar, extensive storage space, and customer restrooms. On the first floor, there is a fully equipped kitchen with extraction, an office, and a three-bedroom flat suitable for staff as there is no separate entrance.

TERMS:

Term: Assignment of existing lease expiring on 29/09/34 (Inside the L&T Act 1954)
Rent: £100,000 per annum or 10% of all Turnover in excess of £1,000,000 in any Turnover Year
Next Rent Review: 30/09/2029
Rateable Value: £25,400
Rates Payable: £12,675 per annum
Capacity: c.300

Premium: Upon application
Premises Licence: Sun-Thurs: 00:00, Fri-Sat: 01:00
Use class: Sui Gen (Bar Use)
Size:

- Ground floor: TBC sq. ft.
- First: TBC sq. ft.
- Basement: TBC sq. ft.
- Total: TBC sq. ft.



Contact Us:

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Disclaimer: These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.

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