

QUEENS ARMS

1 KILBURN HIGH ROAD, LONDON NW6 5SE

FREEHOLD TIED PUBLIC HOUSE INVESTMENT FOR SALE



savills



WELCOME TO
QUEENS ARMS
ESTD 1850

QUEENS ARMS
ESTD 1850

SPORTS BAR

open from 11am daily
food served daily 11-9.30pm

Also serving
QUEENS ARMS
PIZZA - PINT OF
BURGER - PINT

JUST EAT
come on in

245
sign studio



HIGHLIGHTS INCLUDE:

- Freehold tied public house investment opportunity
- Located within close proximity to Kilburn Park and Maida Vale Underground stations and Kilburn High Road Overground station
- Site area approximately 0.113 acres (0.046 hectares)
- Property arranged over basement, ground and first floor levels
- Held on a three year rolling lease agreement expiring in February 2027
- Current Tied Rent of £85,770.59 per annum
- Ability to significantly increase income through the beer tie
- Business unaffected
- **We are instructed to invite offers in the region of £2,000,000 + VAT (if applicable) reflecting a low capital value of £305 psf**

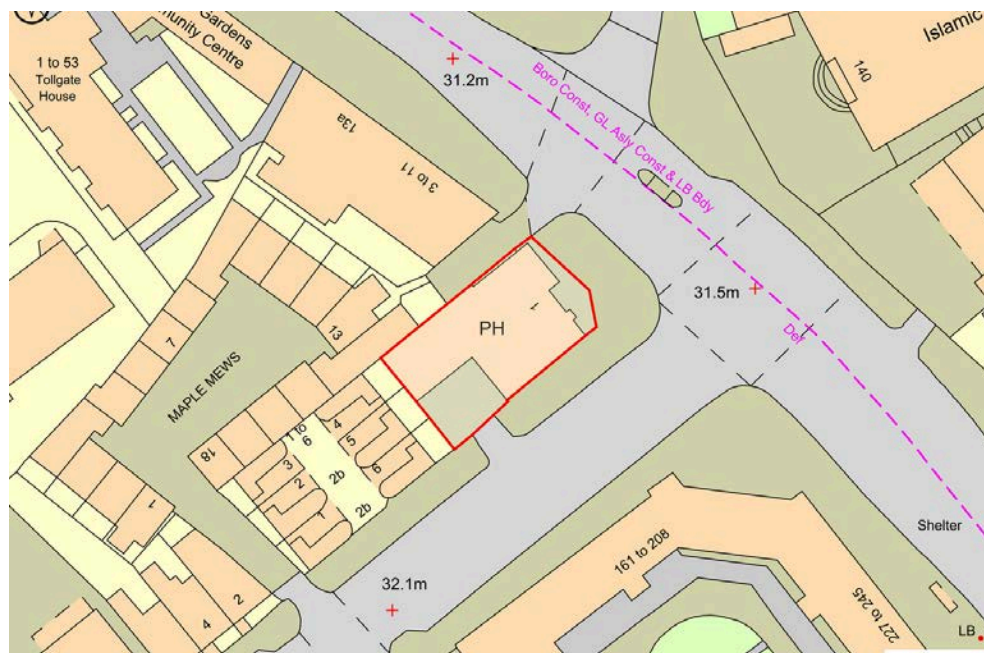
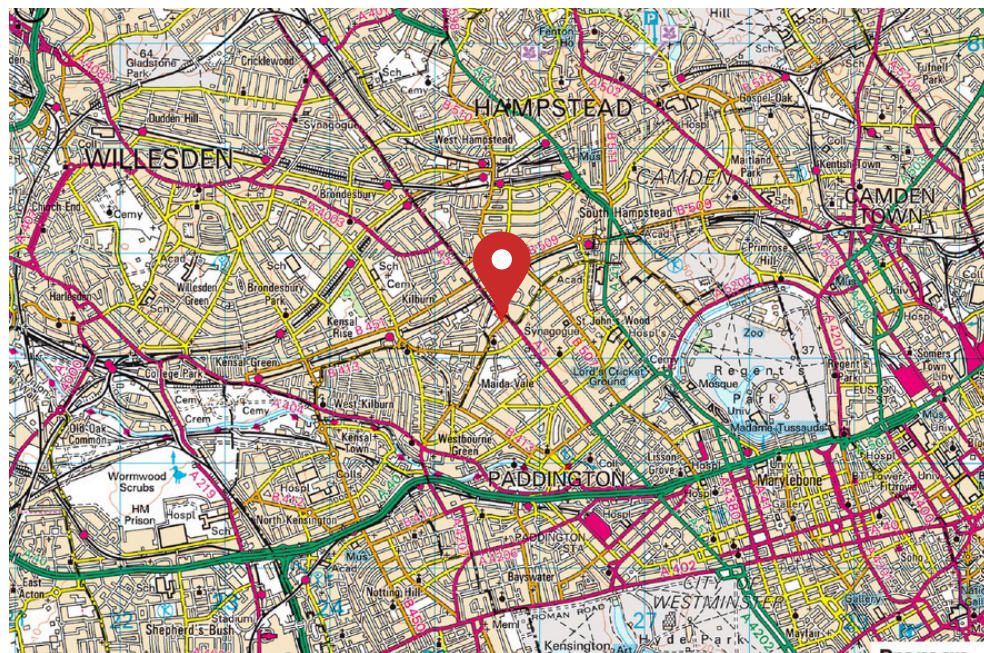
LOCATION

The Queens Arms is situated in Kilburn, a vibrant and densely populated suburb which is located approximately 2.5 miles (4 kilometres) north-west of Central London to the west of St Johns Wood.

The property occupies a prominent position on the A5 Kilburn High Road, the area's principal commercial thoroughfare. It is situated just 0.2 miles (0.3 kilometres) from Kilburn High Road Station (Lioness Line), 0.3 miles (0.5 kilometres) from Kilburn Park Underground Station and 0.5 miles (0.8 kilometres) from Maida Vale Underground Station, both of which are served by the Bakerloo Line.

The Marriott Maida Vale which has 237 rooms is located diagonally opposite the property and has a Carluccio's restaurant. The remainder of the surrounding area is primarily made up of a mix of national and local retailers and residential property with occupiers nearby on Kilburn High Road including Starbucks, Chaiiwala and Tesco Express.

LINKS



BIRDS EYE VIEW



GOOGLE STREET VIEW



DESCRIPTION

The property comprises a traditional two-storey building arranged over a basement, ground, and first floors. The elevations are of painted brick set beneath a multi-pitched clay tile roof and complemented by sash fenestration.

ACCOMMODATION

Ground Floor The ground floor comprises multiple trade areas with a central bar servery. The right-hand bar includes a corner servery and loose seating for approximately 32 customers. The left-hand bar leads to a rear restaurant area accommodating approximately 46 covers. The main bar area offers loose seating for approximately 56 customers. Ancillary facilities include two sets of customer WC's.

First Floor The first floor comprises a commercial kitchen with a dumb waiter, along with a staff WC and shower room. The remainder of the floor provides living accommodation, including four bedrooms, a kitchen, a bathroom and a separate WC.

Basement The basement includes a large beer cellar with additional storage areas, as well as a section currently used as the manager's office.

Externally Externally, there is an outdoor trade area located at the front of the building which falls within our clients' ownership. To the side, additional seating is provided on benches positioned outside our clients' demise. A small car park is also situated to the rear of the property.



FLOOR AREAS

The property has the following approximate gross internal areas. Purchasers are advised to undertake their own measured survey prior to purchase.

Floor	Sq M	Sq Ft
Basement	184	1,981
Ground Floor	277	2,982
First Floor	148	1,593
Total	609	6,556

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003 the premises are permitted to sell alcohol at the following times:

- Monday to Thursday : 10:00 - 23:30
- Friday to Saturday: 10:00 - 00:00
- Sunday: 12:00 - 22:30

PLANNING

The site falls within the sui generis pub use class and lies outside of any designated floor zones. The building does not have a listing with Heritage England and is not situated within a Conservation Area.

The local authority for the site is City of Westminster, and further information can be found on their website: www.westminster.gov.uk



TENURE

The property is held freehold (Title Number NGL376738).

TENANCY

The property is held under a tied tenancy to a private individual, initially granted in 2015, and operating on a three-year rolling agreement. The current rent is £85,770.59 per annum, with the tenancy benefitting from the protection of the Landlord & Tenant Act 1954. The lease benefits from annual RPI linked rent reviews in addition to 3 yearly rent reviews. The next expiry or review date is 4 February 2027.

The agreement is internal repairing and the tenant is tied to purchase all beer and cider from the landlord. Further details are available upon request.

EPC

B-45.

RATEABLE VALUE

2023 - £68,000.

TERMS

We are instructed to invite offers in excess of £2,000,000 plus VAT, if applicable, for the freehold interest which will be sold subject to and with the benefit of the existing lease agreement.

VAT

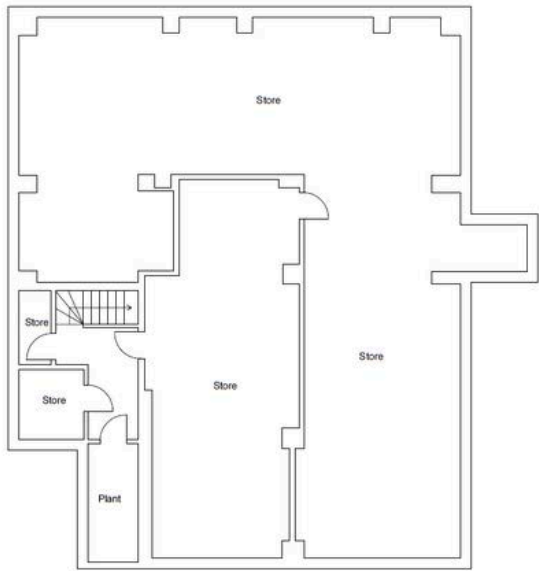
VAT, if applicable, will be payable in addition to the purchase price at the appropriate rate.

MONEY LAUNDERING

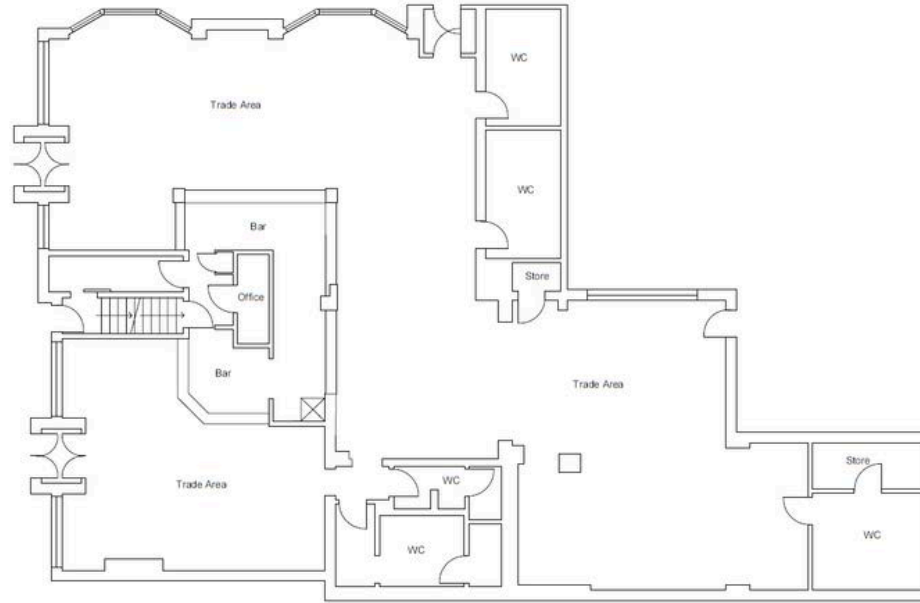
Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



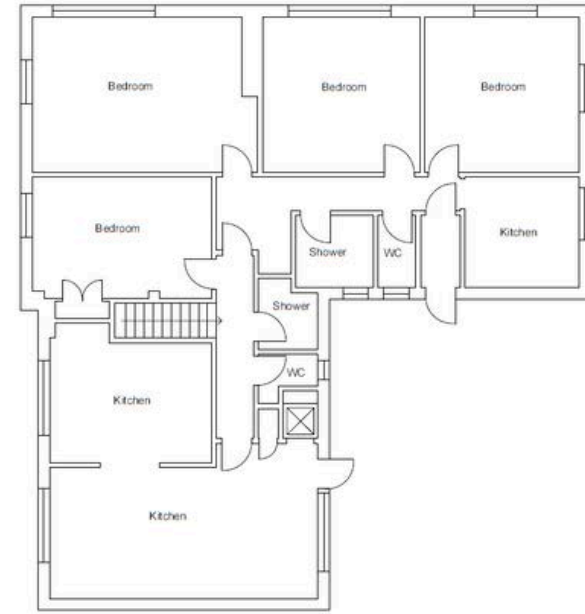




BASEMENT



GROUND FLOOR



FIRST FLOOR

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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