

On the Instruction of William Hill

LEASE AVAILABLE

LONDON, 141 Kilburn High Road, NW6 7HT



Viewing

By appointment via this office:

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Location

The premises occupy a prominent corner position on Kilburn High Road in Kilburn, North London on the boundary of the London Boroughs of Camden and Brent. The closest station is Kilburn High Road, but the area is also served by Kilburn Park Station and Brondesbury. Kilburn High Road hosts a diverse mix of national and independent retail. Surrounding occupiers include **TK Maxx**, **Sports Direct**, **Aldi** and **Halifax Bank**.

Description

The property comprises ground and basement retail accommodation with the following net internal areas:

Accommodation

Ground Floor	98.5 sq m	1,060 sq ft
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NB: please note floor areas are approximate and will be confirmed upon completion of sub-division works.

Tenure

The premises are available by way of an assignment of the existing lease expiring 23/06/2023 with no breaks.

Passing Rent

£70,500 + VAT per annum exclusive.

Rates

We understand that the current Rateable Value is £86,986 and the Rates Payable are £46,276 per annum. The UBR for 2020/21 is 53.2p.

Please note that the above relates to the combined 141-143 Kilburn High Road and will need to be reassessed upon completion of the sub-division works.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

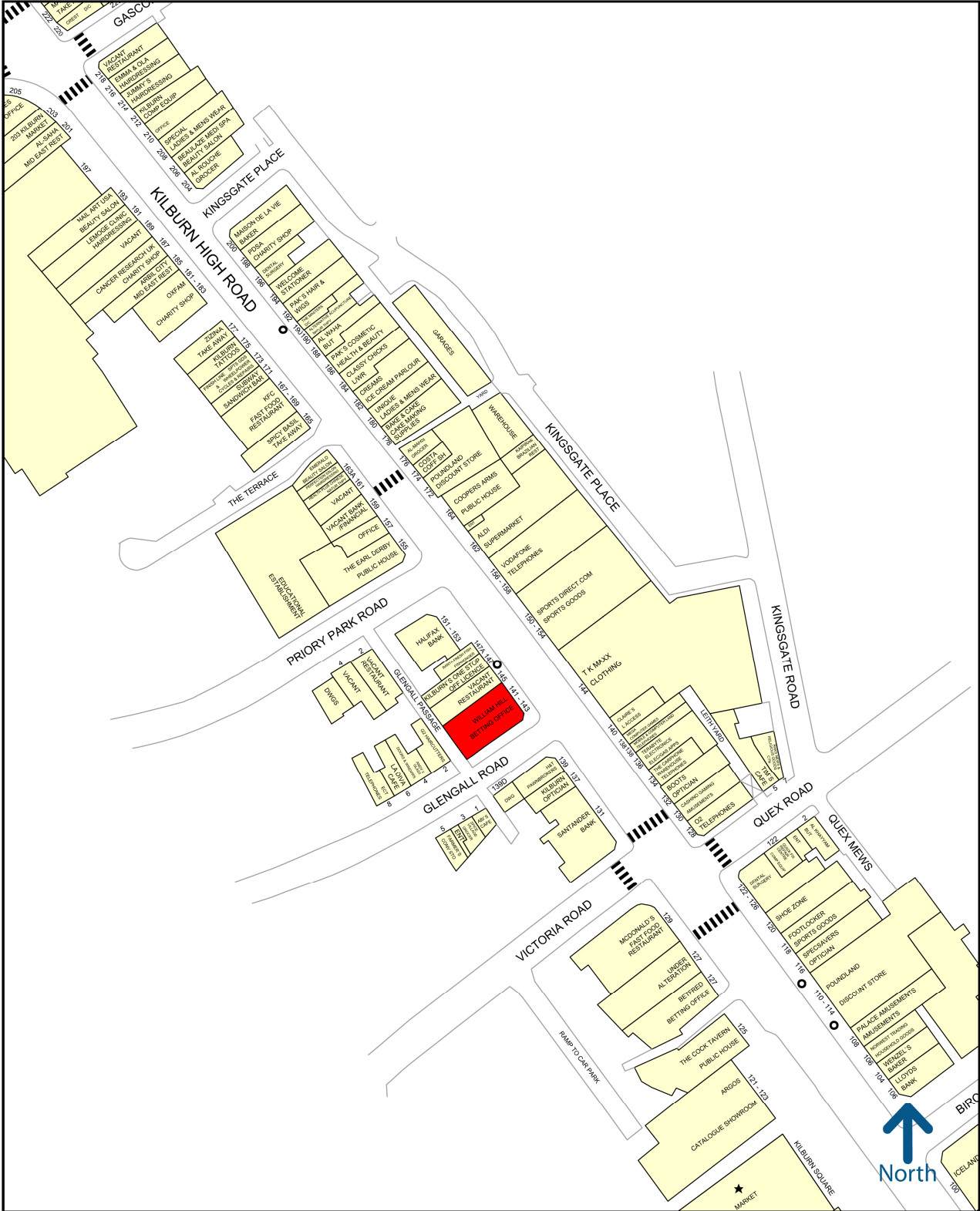
The premises have an EPC rating of C-69.

A copy of the Energy Performance Certificate is available upon request.

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