



NEIGHBOURHOOD CAFE OPPORTUNITY

New care home and affordable housing development

New Lease - Fully-Fitted (incl. extract)
Opposite the South Kilburn Masterplan (2,400 homes)



Neighbourhood Cafe Opportunity
Within new care home and affordable housing development
Cafe Unit, 45 Kilburn Park Road, London NW6 5XD

Approx. 1,726 sq ft NIA

On behalf of



City of Westminster

Situation

[Carlton Dene and Peebles House](#) is a new development from Westminster City Council available for occupation now, occupying the prominent corner of Kilburn Park Road and Carlton Vale, a 4-minute walk from Kilburn Park underground station. The scheme will comprise 65 self-contained homes for “extra care”, along with 22 affordable homes.

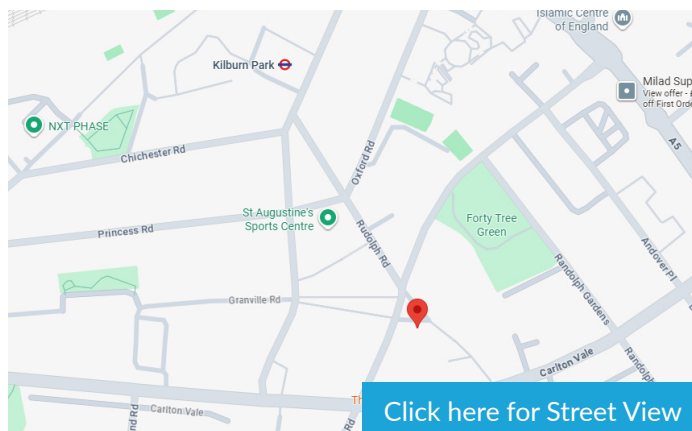
The cafe unit is prominently located adjacent to the care home’s entrance, directly opposite St Augustine’s Church and St Augustine’s CE High School. The [South Kilburn Masterplan](#) from Brent Council is also located directly opposite, which aims to deliver 2,400 new high quality homes - many of which are already completed and occupied.



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Accommodation

Arranged over Ground Floor only, providing the following approximate areas.

Cafe sales area	1,070 sq ft
Kitchen and servery	656 sq ft
External Terrace	Not Measured
Total Internal Area (NIA)	1,726 sq ft 160.41 sq m

Lease

A new lease is available at a guide rent of £45,000 pax. Rent is exclusive of Business Rates and all other outgoings.

Rates

The property is to be assessed for Business Rates, following completion of the Landlord's works.

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

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

EPC

An Energy Performance Certificate is available upon request.



Contact

For further information please contact:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



