

LEWIS
CRAIG

RESTAURANT PROPERTY

Kilburn, London NW6

Prominent Kilburn High Road Position

Close to Popeyes and McDonald's



Prominent Kilburn High Road Position

Close to Popeyes and McDonald's

118 Kilburn High Road, London NW6 4HY

Approx. 2,628 sq ft

Location

Occupying a prominent position along Kilburn High Road, between the junctions of Quex Road and Birchington Road. Diagonally opposite is the new Kilburn Terrace development (due to be completed in 2027), where Lidl and The Gym Group have already signed up.

Popeyes is one door removed, with McDonald's diagonally opposite. The parade itself includes occupiers such as Shoezone, Specsavers and Poundland.

Nearby



Poundland





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[Click here for Street View](#)

Accommodation

Arranged over Ground Floor and Basement, with rear external yard, providing the following approx. internal areas:

Ground Floor	1,652 sq ft
Basement	976 sq ft
Rear Yard	Not Measured
Total Internal Area	2,628 sq ft 244.24 sq m

Lease

Assignment of lease, expiring 2 November 2032 at a current rental of £72,500 pax, with a Tenant-only break option and rent review in November 2027. The lease is held inside the Landlord & Tenant Act 1954.

Alternatively, a New Lease may be available - Subject to Vacant Possession.

Rates

We understand that the property is assessed as follows.

Rateable Value (2026/2027)	£71,000
Rates Payable (2026/2027)	£30,530

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

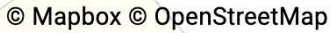
Confidential, staff are unaware, no approaches to be made. Initial inspections as customers only. Any subsequent inspections **strictly by appointment**.

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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.
AI Notice: Please note - Images used in this brochure have been AI-enhanced.





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LOCATION PLAN
SCALE 1:1250
FOR GROUND FLOOR



BASEMENT

GROUND FLOOR



NORTH

Address	118 KILBURN HIGH ROAD LONDON NW5 4HY	Location	GROUND FLOOR & BASEMENT LEASE PLANS		Date	19.07.2016	Scale	1:200	Sheet	AA	
Drawn by	PL9813-02	Checked by	B	Drawn by	BA	Checked by	PB				

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