



332 Kilburn High Road

London, NW6 2QN

Fully Fitted Kilburn Restaurant with Outside Seating

1,894 sq ft
(175.96 sq m)

- Fully Fitted - Turn Key
- New Lease Inside the 1954 Act
- 2am Licence Friday/Saturday
- High Footfall Location
- Close to Kilburn and
Bondesbury Stations

332 Kilburn High Road, London, NW6 2QN

Summary

Available Size	1,894 sq ft
EPC Rating	Upon enquiry

Description

The premises are fully fitted as a restaurant and benefit from approximately 60 covers at ground floor level, along with bar area and kitchen. The basement comprises WC's and storage. There is additional seating in the outside area to the front of the property.

Location

The premises are located on Kilburn High Road in North West London, between Brondesbury and Kilburn Stations. The area benefits from a large residential catchment and a vibrant and diverse mix of retail and F&B operators. Local operators include Nandos, The North London Tavern, Pepe's, The Black Lion, Go Mezza and numerous other independent and corporate operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,173	108.98
Basement	721	66.98
Total	1,894	175.96

Tenure

The premises are available on a brand new lease for a term to be agreed, subject to 5 yearly rent reviews.

Asking Rent

£60,000 per annum exclusive.

Premium

Nil premium.

VAT

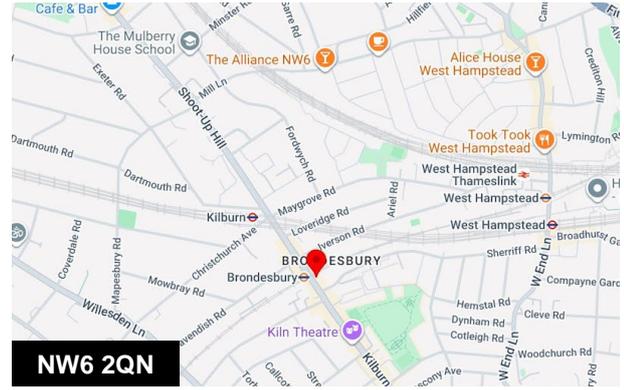
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licensing

The premises benefit from E Class Planning use and has a premises licence to sell alcohol Monday to Thursday to 01:00, Friday and Saturday to 02:00 and Sunday until 00:00 with standard restaurant conditions.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



David Kornbluth

07507880040

davidk@cdgleisure.com