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COMMERCIAL PROPERTY AGENTS

Large Vacant Former Pub

TO LET

- New Lease Available
- 4 Floors
- Rent Upon Application

The Red Lion 34 Kilburn High Road, London NW6 5UA





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Location:

The **Red Lion Pub** is located at **34 Kilburn High Road**, in the lively and bustling area of **Kilburn**, **Northwest London**. **Kilburn High Road** is a major thoroughfare that stretches through this vibrant neighbourhood, which is known for its diverse mix of cultures, cafes, shops, and pubs. The area is well-served by public transport, with **Kilburn tube station (Jubilee Line)** and **Kilburn Park station (Bakerloo Line)** just a short walk away. The pub itself sits along this busy road, close to a variety of local businesses and within easy reach of the lively areas around Maida Vale, West Hampstead, and Brondesbury.

Description:

A substantial former pub arranged over 4 floors approximate areas & sizes below: -+639

Ground Floor:	394.6 sqm	4247.44 sq. ft
First Floor:	144.4 sqm	1550.00 sq. ft
Third Floor:	134.3 sqm	1445.59 sq. ft
Fourth Floor.	133.3 sqm	1434.83 sq. ft
Basement:	198.2 sqm	2133.41 sq. ft

Term:

A new FRI lease will be granted terms to be agreed.

Rent:

Upon Application

Legal Costs:

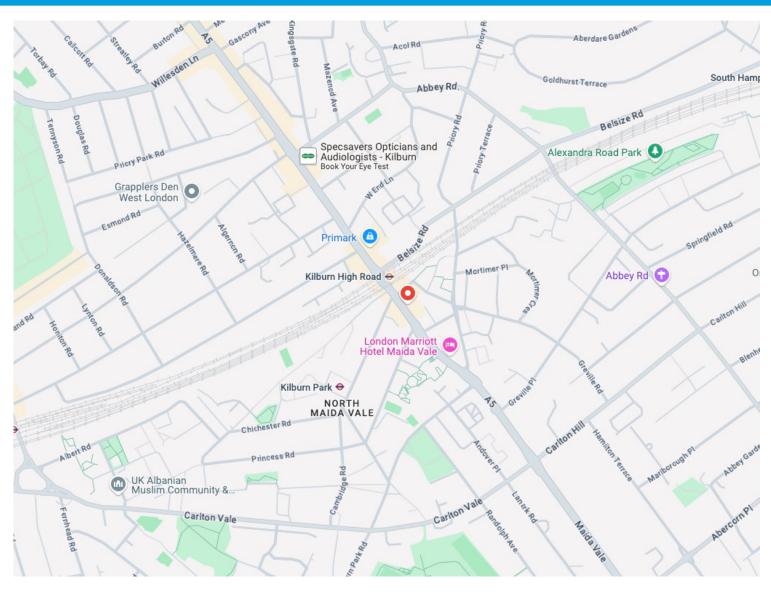
Incoming tenant to pay the landlord's legal fees of £1500 + VAT

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

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Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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