

# Large Vacant Former Pub

# TO LET

- New Lease Available
- 4 Floors
- Rent – Upon Application

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



**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

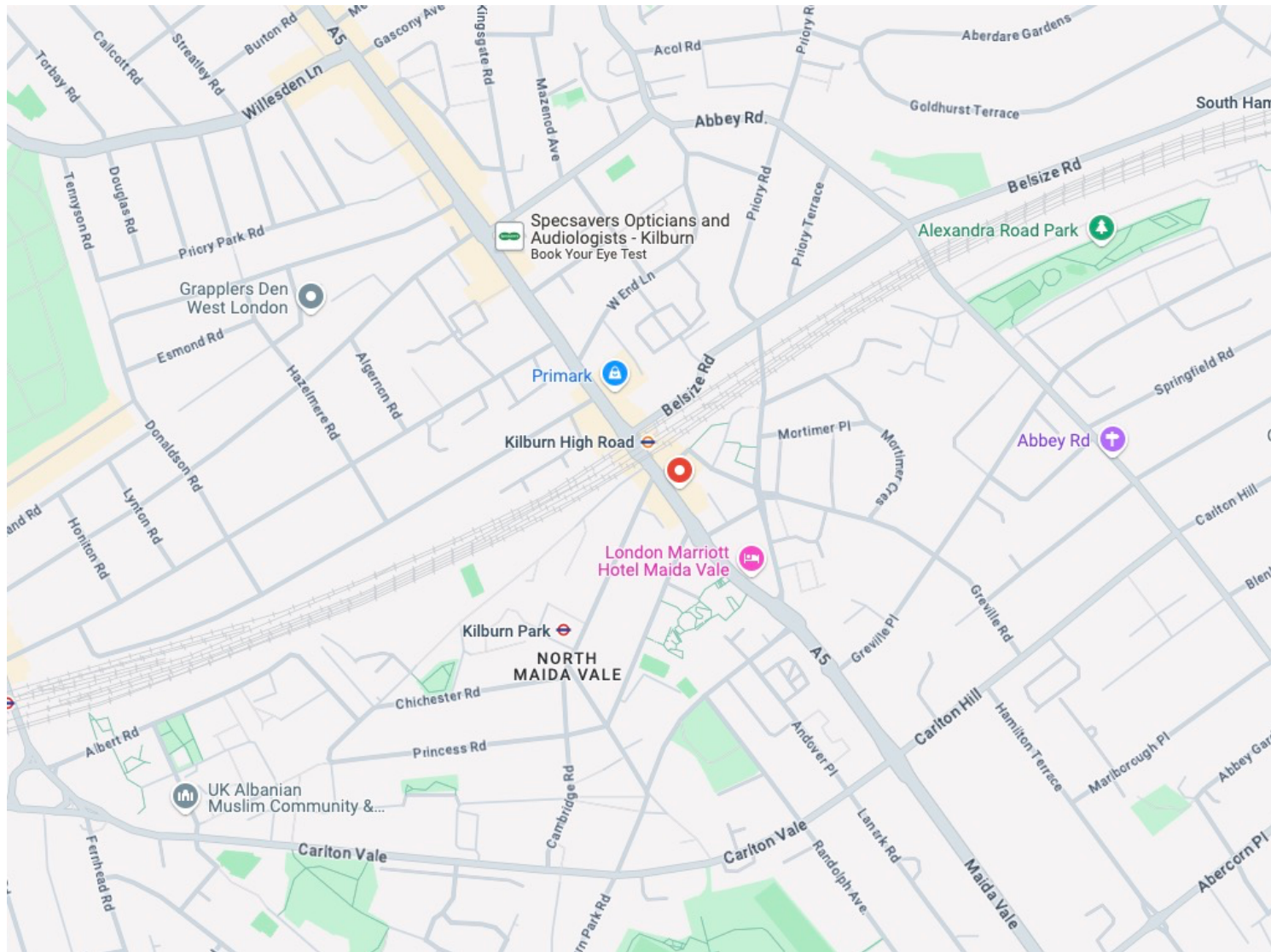
**Reference Charge**

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.

**Viewing strictly by appointment via sole agent Countrywide Commercial**

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