

# Vacant Large Former Pub

(free of tie)

## TO LET/FOR SALE

- New Lease Available
- Ground floor former Pub
- 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floor former bed & breakfast
- Rent – £350,000 pax + VAT
- Freehold – Offers Invited
- Other uses considered (s.t.p)
- The entire property requires substantial renovation & refurbishment.

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 stretching through this vibrant neighbourhood, 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 sits along this busy road, close to various local businesses and within easy reach of the lively areas around Maida Vale, West Hampstead, and Brondesbury.

**Description:** A substantial former pub and bed and breakfast arranged over 4 floors, approximate areas & sizes below:

Ground Floor:	394.6 m <sup>2</sup>	(4247.44 ft <sup>2</sup> )
First Floor:	144.4 m <sup>2</sup>	(1550.00 ft <sup>2</sup> )
Third Floor:	134.3 m <sup>2</sup>	(1445.59 ft <sup>2</sup> )
Fourth Floor:	133.3 m <sup>2</sup>	(1434.83 ft <sup>2</sup> )
Basement:	198.2 m <sup>2</sup>	(2133.41 ft <sup>2</sup> )
<b>Total Area</b>	<b>1004.8 m<sup>2</sup></b>	<b>(10,854.33 ft<sup>2</sup>)</b>

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**Term:** A new FRI lease will be granted terms to be agreed.

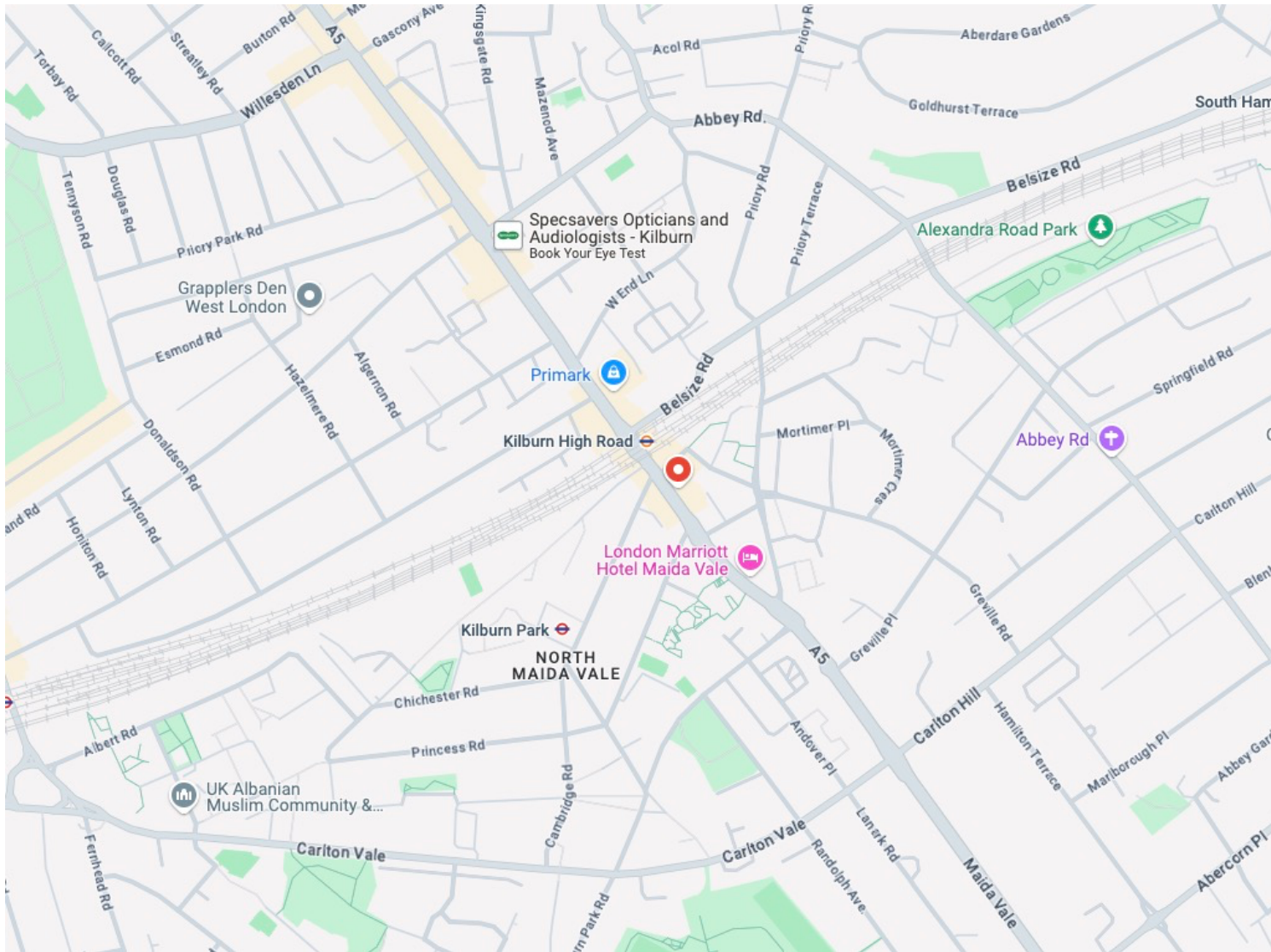
**Rent:** Guiding at £350,000 pax + VAT

**Freehold:** Offers Invited for the building in its present vacant condition

**Legal Costs:** Incoming tenant to pay the landlord's legal fees of £3000 + VAT

**Ref 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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