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Vacant Large Former Pub (free of tie)

TO LET/FOR SALE

- New Lease Available
- Ground floor former Pub
- 1st,2nd,3rd 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





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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 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:

(
(2133.41 ft ²)
(1434.83 ft ²)
(1445.59 ft ²)
(1550.00 ft ²)
(4247.44 ft ²)

- Ground floor former Pub
- 1st,2nd,3rd floor former bed & breakfast
- Other uses considered (s.t.p)
- The entire property requires substantial refurbishment

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

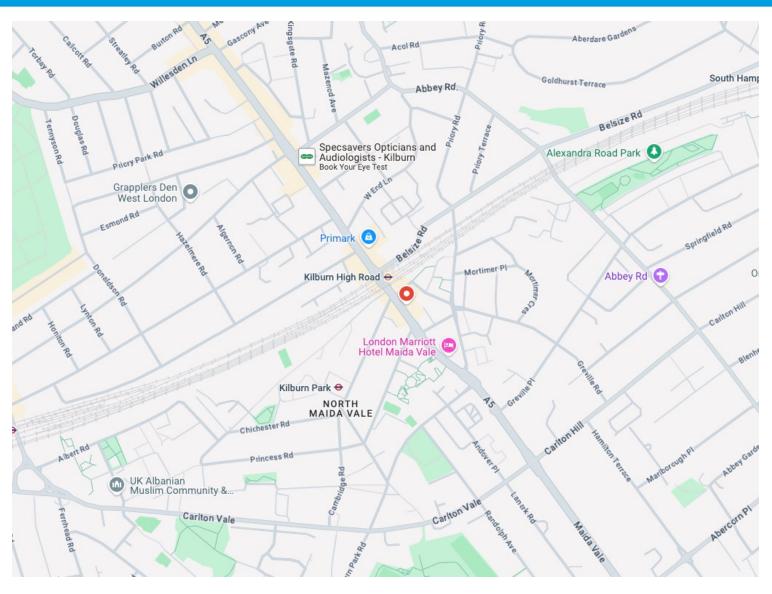
Legal Costs: Incoming tenant to pay the landlord's legal fees of £3000 + VAT

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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