



NEIGHBOURHOOD RESTAURANT

In heart of the South Kilburn Masterplan

Brand New Fitted Unit with Coffee Hatch

Prominent Corner with Extensive Outside Space



AI enhanced

Neighbourhood Restaurant Opportunity - Brand New Fitted Unit
In the heart of the South Kilburn Masterplan

1 Mile Walk, Queens Park, London NW6 5HB

Approx. 1,150 sq ft (plus large external area for 75 covers & separate trading counter)

Situation

Prominent triple-fronted corner unit at the heart of Brent Council's £2bn [South Kilburn Masterplan](#), delivering c.2,400 new homes, many now complete and occupied.

Equidistant between Kilburn Park and Queen's Park Underground stations (c.7-minute walk to each). Benefits include a coffee hatch, substantial 75-cover external area, and rights to operate an artisan van on the plaza.

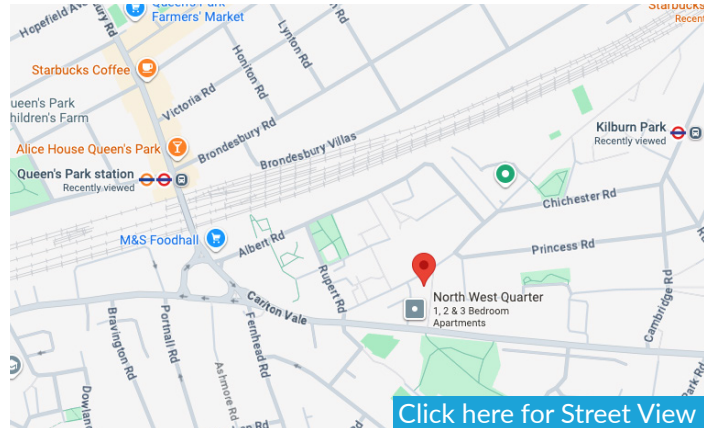
The location has a dense and growing residential catchment, supported by strong daytime footfall from 5 nearby schools, contractors from the substantial nearby developments, a medical centre adjacent, and office occupiers opposite. There is a clear lack of F&B provision locally, creating a strong opportunity.

Newly built, stylish and fitted to a very high standard, including heat recovery ventilation and light cooking kitchen extraction system, allowing an operator to install their own equipment and furniture with minimal capex.

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[Click here for Street View](#)

Accommodation

Arranged over Ground Floor only, providing the following approximate areas.

Ground Floor	1,150 sq ft
Storage through hatch (1.2m height)	c.115 sq ft
External Terrace	75+ covers
Total Internal Area (GIA)	1,150 sq ft 106.88 sq m

Rates

The property is to be assessed for Business Rates, following completion of the Landlord's works.

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

Lease

A new lease is available at a guide rent of £35,000+ pax. Rent is exclusive of Business Rates and all other outgoings.

EPC

An Energy Performance Certificate is available upon request.



Indicative CGI

Contact

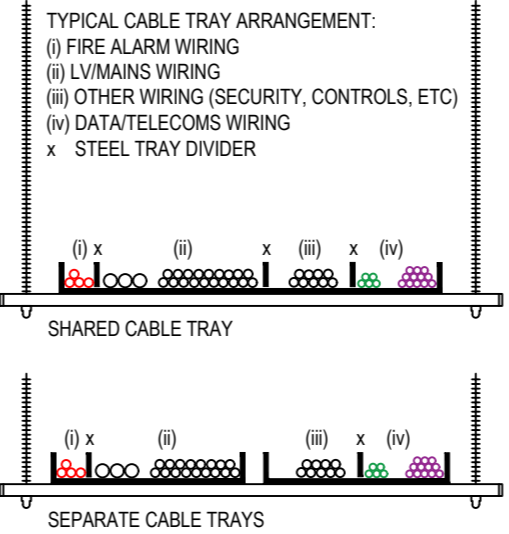
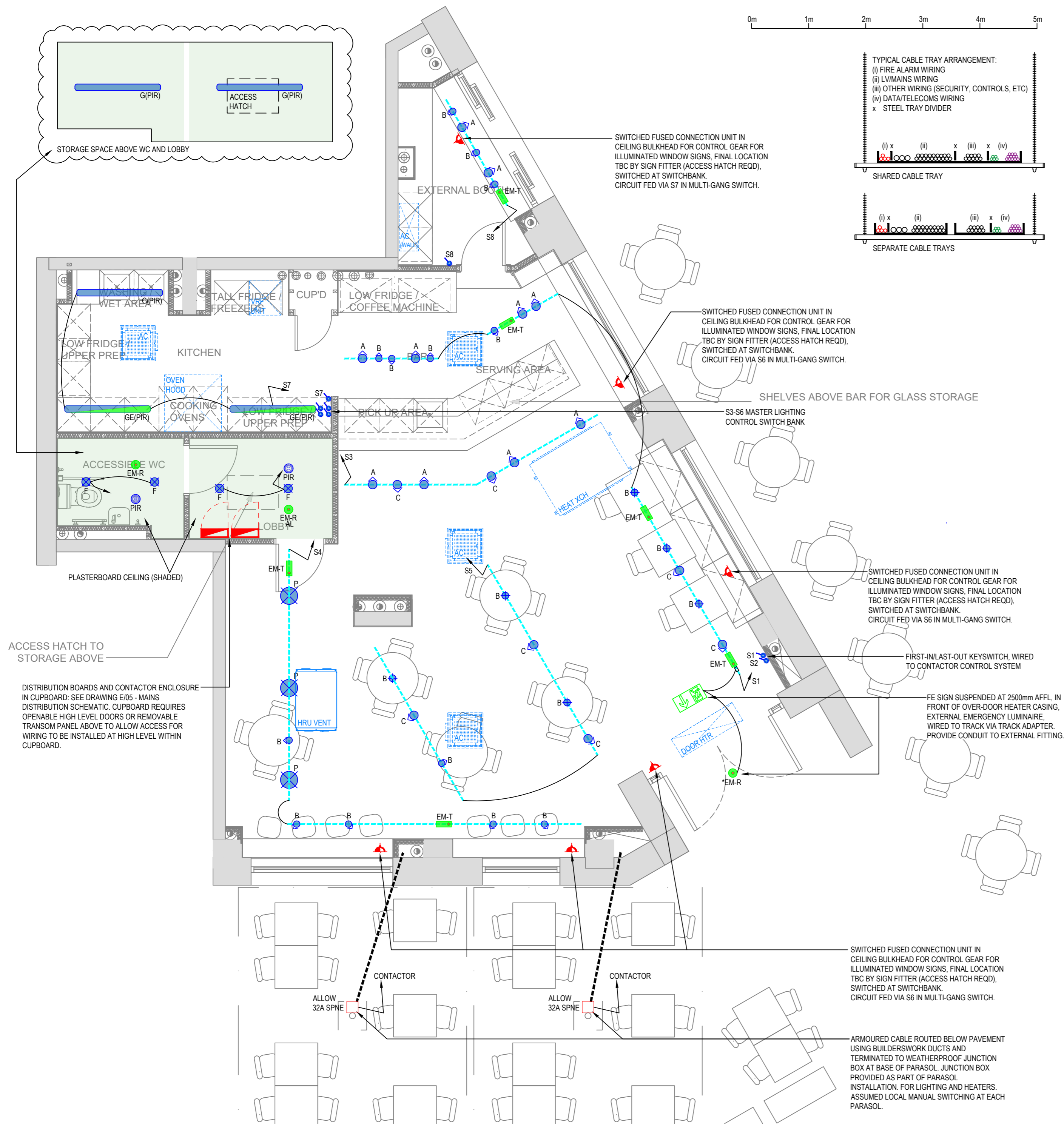
For further information please contact:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Richard Grossman - rg@lewiscraig.co.uk
020 7009 0482

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.





LIGHTING LEGEND	
	3-CIRCUIT SPOTLIGHT TRACK, COMPLETE WITH STEEL WIRE SUSPENSION, END FEEDS, COUPLERS AND END CAPS.
	SPOTLIGHT AIMING DIRECTION INDICATED BY CHEVRON. SPOTLIGHT POINTING DOWN VERTICALLY.
A	TRACK-MOUNTED SPOTLIGHT: LIGHT FORMS LTD "NOVA LARGE 91", 23W, 3000K, 24° BEAM (MEDIUM), 2284 lumens.
B	TRACK-MOUNTED SPOTLIGHT: LIGHT FORMS LTD "NOVA MEDIUM 62", 12W, 3000K, 36° BEAM (WIDE), 1312 lumens.
C	TRACK-MOUNTED SPOTLIGHT: LIGHT FORMS LTD "NOVA LARGE 91", 23W, 3000K, 60° BEAM (EXTRA WIDE), 2104 lumens.
D	RECESSED IP65 DOWNLIGHT: LIGHT FORMS LTD "CARINA SMALL 86", 12W, 3000K, 36° BEAM (WIDE), 1142 lumens. ALSO SEE "D" BELOW.
F	RECESSED DOWNLIGHT: LIGHT FORMS LTD "LEO 99", 10.2W, 3000K, 42° BEAM (WIDE), 1299 lumens.
G(PIR)	ENCLOSED WEATHERPROOF IP65 LED BATTEN, POLYCARBONATE BODY AND DIFFUSER. 1500mm GENERIC LUMINAIRE. WITH P.I.R. SENSOR. APPROX 4500 lumens.
GE(PIR)	AS G(PIR) ABOVE, WITH 3-HOUR NON-MAINTAINED INTEGRAL EMERGENCY BATTERY BACK-UP.
P	DECORATIVE PENDANT LUMINAIRE (TBC). ALLOW TO SUPPLY AND FIT TRACK ADAPTOR AND SUSPEND FROM SPOTLIGHT TRACK.
EM-R	CEILING RECESSED EMERGENCY LUMINAIRE: LIGHT FORMS LTD "EM RECESSED", WIDE ROUND OPTICS, 3W NON-MAINTAINED, 240 lumens, 3-HOUR LiFePO BATTERY, AUTOMATIC SELF-TEST.
EM-T	TRACK-MOUNTED EMERGENCY LUMINAIRE: LIGHT FORMS LTD "EM TRACK", WIDE ROUND OPTICS, 3.5W NON-MAINTAINED, 220 lumens, 3-HOUR LiFePO BATTERY, AUTOMATIC SELF-TEST.
	ILLUMINATED SUSPENDED FIRE EXIT SIGN: LIGHT FORMS LTD "EM EXIT SUSPENDED" 1.8W MAINTAINED, 3-HOUR LiFePO BATTERY, AUTO SELF-TEST, SUSPENSION HEIGHT AS NOTED.
	LIGHTING SWITCH, FUNCTION AS NOTED. ks = KEYSWITCH
PIR	RECESSED CEILING-MOUNTED PIR MOVEMENT DETECTOR LIGHTING SWITCH WITH ADJUSTABLE ON TIME, IP55, e.g. CP ELECTRONICS EBDSP-IP
D	IF NO CEILING/BULKHEAD OUTSIDE THE ENTRANCE DOORS THEN PROVIDE SURFACE MOUNTED LUMINAIRES, SIMILAR TO THOSE SHOWN ABOVE, ON SURFACE GALVANISED CONDUIT. e.g. "D" = SLV LIGHTING "ENOLA ROUND M" 11W "EM-R" = ANSELL LIGHTING "FALCON"

NOTES		
1.	THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR ELECTRICAL SERVICES INSTALLATION AND ALL ASSOCIATED ELECTRICAL DRAWINGS LISTED THEREIN.	
2.	ALL ELECTRICAL SERVICES DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED ARCHITECTURAL, STRUCTURAL, DRAINAGE AND MECHANICAL SERVICES DRAWINGS.	
3.	THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.	
REV	DATE	DESCRIPTION
T1	18/03/25	TENDER ISSUE.
P2	06/03/25	UPDATED TO SUIT LATEST LAYOUT. HVAC LAYOUT TBC.
P1	25/11/24	PRELIMINARY ISSUE



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CLIENT	COUNTRYSIDE PROPERTIES PLC	
PROJECT	PEEL PLACE CAFE	
TITLE	ELECTRICAL SERVICES: LIGHTING LAYOUT	
DRAWN	RB	SCALE 1:50 @ A2
CHECKED	NR	DATE NOV 2024
DRAWING No.	4336/E/01	REVISION T1