



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)

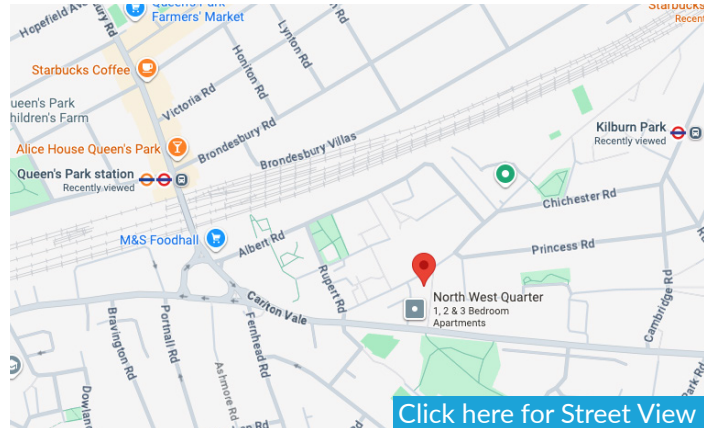
Situation

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.



[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.

To Let or For Sale

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

Alternatively, the virtual-freehold is for sale at a guide price of £475,000. Held on a lease expiring March 2281, at a peppercorn. Further details on application.

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information please contact:

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Indicative CGI

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

