

LEWIS
CRAIG



RETAIL PROPERTY

Kilburn High Road (Maida Vale end)

New Lease Available - Class E Use - REDUCED RENT

Former Starbucks - Close to London Marriott Hotel



Kilburn High Road (Maida Vale end)
Former Starbucks - Close to London Marriott Hotel
24-32 Kilburn High Road, London NW6 5UA

Approx. 1,862 sq ft

Location

Superbly positioned at the southern end of Kilburn High Road, close to Maida Vale and the London Marriott Hotel. Kilburn Overground and Kilburn Park underground stations are both a short walk away.

The premises offers a substantial frontage, beneath The Quarters - 82 luxury managed apartments, with a consistent 100% occupancy rate.

Occupiers in the vicinity include Tesco Express, Anytime Fitness, The London Marriott Hotel, Bannatyne Health Club Maida Vale, Abacus Ark day nursery, and Maitrise Hotel Maida Vale.

Nearby





RETAIL PROPERTY Kilburn High Road (Maida Vale end)

New Lease Available - Class E Use - REDUCED RENT
Former Starbucks - Close to London Marriott Hotel



Accommodation

Arranged over ground floor only, providing the following approximate areas.

Ground Floor	1,862 sq ft
Total Internal Area	1,862 sq ft 173.05 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£89,000
Payable 2026/27	£38,270

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

Lease

New lease available for term to be agreed, at a guide rent of £75,000 per annum. Rent is exclusive of VAT, rates and all other outgoings.

EPC

An Energy Performance Certificate is available upon request.



Contact

All enquiries to sole-agents:

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

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

Legal costs

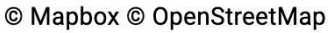
Each party to be responsible for payment of their own costs.

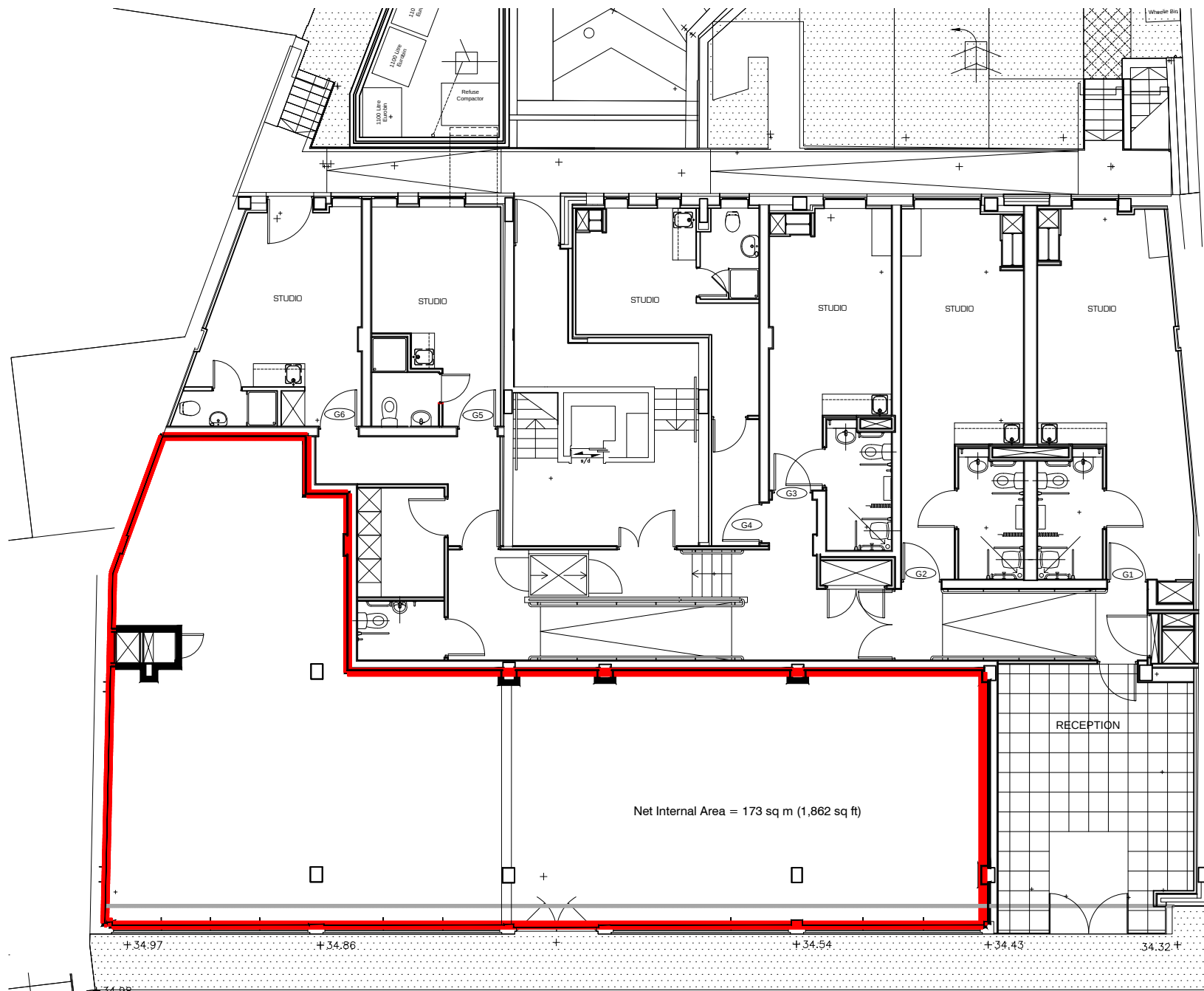
AI

Images used in this brochure have been AI-enhanced.

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







Net Internal Area = 173 sq m (1,862 sq ft)

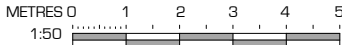
+34.97 +34.86 +34.54 +34.43 34.32 +

+34.98

General Notes:

Report all errors, omission and discrepancies.
Verify all dimensions on site before commencing any work on site or preparing any shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.
This drawing and design remains the property of SIAW and may not be reproduced in any way without prior consent.

NOTES



NO.	DATE	REVISION

PROJECT
BRAVO HOUSE
24-32 KILBURN HIGH RD.
LONDON, NW6 5UA

CLIENT
BRAVO WH LTD
24-32 KILBURN HIGH RD.
LONDON, NW6 5UA

ZONE	DISCIPLINE	STATUS
LEVEL	ARCHITECTURE	PLANNING
CAD FILE	XREF FILE	REVISION
JOB NO.	G/980	
DRAWING TITLE	EXISTING GROUND FLOOR PLAN	
SCALE	DATE	DRAWN
1:50	MAY 2013	LS
		CHECKED
		IS



Winston House, Suite 332, 2 Dollis Park, London, N3 1HF
T. 020 8346 0628 F. 020 8346 0635 E. info@siaaw.co.uk

PROJECT TITLE **BRAVO HOUSE - KILBURN**