



Jenkins | Law
Commercial Property Solutions

20 Hanover Street
Mayfair
London W1S 1YR

Tel: +44 (0)20 7440 1840
Fax: +44 (0)20 3478 0363
Web: www.jenkinslaw.co.uk

PRIME UNIT TO LET IN KILBURN

**134 KILBURN HIGH ROAD,
LONDON, NW6 4JD**



Location:

The subject property occupies a prominent position on the popular Kilburn High Road amongst a number of well known multi-national retailers including TK Maxx, McDonalds, Argos, Sports Direct, Aldi, Poundland and many others.

Kilburn High Road Station (Overground) and Kilburn Underground Station (Jubilee Line) are both located within short walking distance of the property.

Accommodation:

The unit is arranged over the ground floor and basement and has the following approximate net internal areas:

Ground Floor: 1,058 sq. ft. (98.30 m²)
Basement: 304 sq. ft. (28.24 m²)

Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£70,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Paul Jenkins
paul@jenkinslaw.co.uk

