

TO LET

KILBURN, 42-44 Kilburn High Road, NW6 4HJ



Key Features

- PROMINENT CORNER

Viewing

By appointment via this office:

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Location

The property occupies a prominent corner location on the busy Kilburn High Road close to the Overground Station. Nearby retailers include **Holland & Barrett, Primark, Boots** and **Marks & Spencer**.

Description

The property is arranged over ground and basement floors and provides the following approximate dimensions and net internal floor areas:

Unit 46, Kilburn High Road adjacent can be combined adding a further 1,184 square feet.

Accommodation

Gross Frontage on to Kilburn High Road	8.79 m	28' 10"
Splay Frontage	2.01 m	6' 7"
Gross Return Frontage	9.91 m	32' 6"
Ground Floor	120 sq m	1,292 sq ft
Basement	104 sq m	1,119 sq ft
Total	224 sq m	2,411 sq ft

Tenure

The property is available on a new 10 year effectively full repairing and insuring lease subject to review at year 5.

Rent

The quoting rent is **£110,000** per annum exclusive. The quoting rent when combined with the unit next door is £175,000 per annum exclusive.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £84,500.00 pa and the rates payable are £40,391.00. The UBR for 2012/2013 is 47.8p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes. Rates will need to be reassessed if the units are combined.