

Retail

savills.com

savills

Kilburn 42-46 Kilburn High Road



Location

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

Accommodation

The premises are arranged over ground and basement floors and provides the following approximate net internal floor areas:

Ground Floor Sales	189.34 sq m	2,038 sq ft
Basement Ancillary	203.00 sq m	2,185 sq ft

The unit can also be sub divided to provide individual units of the following approximate dimensions:

Unit 1 Ground Floor Sales	120.03 sq m	1,292 sq ft
Unit 2 Ground Floor Sales	77.76 sq m	837 sq ft
Basement Ancillary	203.00 sq m	2,185 sq ft

Lease Terms

The property is available on a new full and repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rent

A rent of £165,000 per annum exclusive

Individual Units:

Unit 1 - £100,000 per annum exclusive.
Unit 2 - £65,000 per annum exclusive.

Rates

To be reassessed.

Interested parties are advised to make their own enquiries with the local rating authority to verify current rating liability.

Costs

Each party is to be responsible for their own professional and legal costs incurred in any transaction.

EPC

Available upon request.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Viewing and Further Information
Strictly by prior arrangement only with

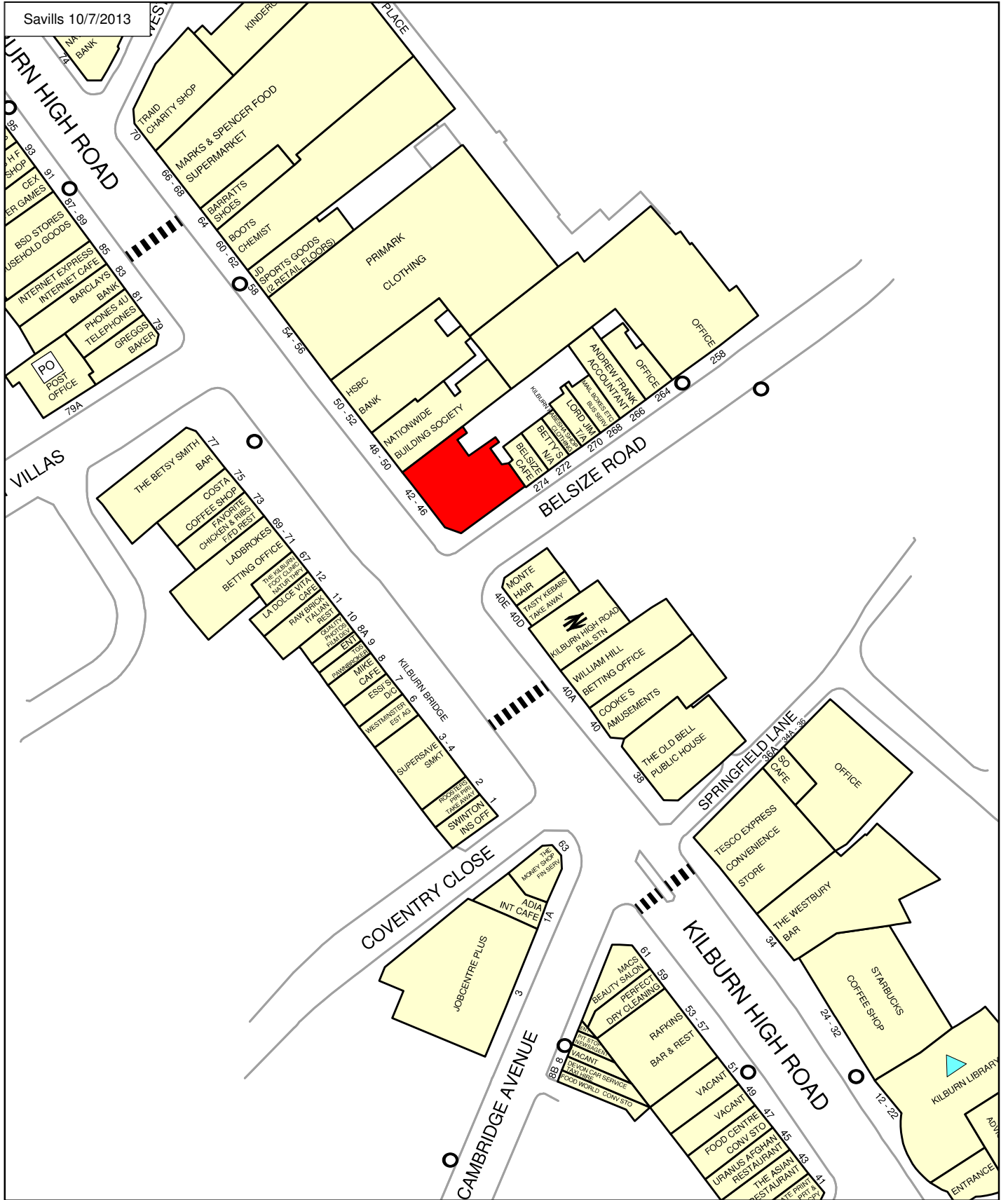
Savills
33 Margaret Street
London
W1G 0JD
www.savills.co.uk/retail

+ 44 (0) 20 7409 8150

Peter Sellick
Tel: 020 7409 8169
Mob: 07984 186 806
Email: psellick@savills.com

Lloyd Entwistle
Tel: 020 7409 8154
Mob: 07977 998 826
Email: lentwistle@savills.com

Or our joint agents Crump Winter
Mike Crump
Tel: 020 7491 8247
Email: mike@crumpwinter.com



goad
For more information on
our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
© 2012 Experian Ltd. All rights reserved.
This product includes mapping data licensed from
Geonames/Burgundy & Co. on 23/07/12.
Licence number: 10-100210376.
Map data © 2012
© Experian
For full terms & conditions visit
www.goadplans.co.uk



50 metres