

PRIME CAFE IN PARK TO LET

CAFE IN KILBURN GRANGE PARK, LONDON NW6 4LB

LOCATION

The premises are situated within Kilburn Grange Park which is located just off Kilburn High Road. The park is surrounded by residential streets and is in close proximity close to Brondesbury Overground Station and Kilburn Underground Station.

The park has a large number of amenities including tennis courts, basketball courts, large playing fields, an outdoor gym, a nature walkway for schools, a picnic area, a traditional rose garden and a children's adventure playground.

ACCOMMODATION

The property is a self-contained single floor building, consisting of a large open plan trading area, a kitchen, three toilet cubicles and a changing room.

Ground Floor	915 sq/ft
External Area	3,035 sq/ft

LEASE

A new lease for a term to be agreed. The lease will be contracted outside the L&T Act.

RENT

Offers in excess of £25,000 per annum exclusive.

RATES

The business rates are to be reassessed.

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



USE

We understand the property currently has an E Class Use. A variety of uses will be considered, including change of use if required.

PERMITTED TRADING HOURS

The premises are permitted to trade in line with park opening hours, these are linked to daylight hours. Further information can be provided on request.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable fees incurred in this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com

Tel: 07900 217 624



2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.