



Soul Store 34 Kilburn High Road, Kilburn, London NW6 5UA

Tenure - **Freehold**

Guide Price - **£2,750,000 + VAT**

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Leisure Property Specialists

Summary

- 10,848 sq ft freehold public house in prime Zone 2.
- Highly prominent NW6 location
- Close to Overground & Underground train stations
- Large ground floor trade areas & 13 bedrooms to upper parts
- Equates to a capital value of £253 per sq ft

Description

A substantial four storey terraced building with oversized dual entrances to ground floor and many character features and elevations including the original 'Red Lion' signage and character windows. Substantial single storey extensions to the rear.. There is a sign dating the original public house to 1444 although it would appear the original Red Lion opened it's doors in the early 17th century.

Trade

No trade is warranted or sold.

Tenure

Freehold with vacant possession on completion.

Viewing

Strictly by appointment only through Fleurets London office on 0207 280 4700. Please note the property is closed.



Location

The property is situated in a highly prominent position on Kilburn High Road (A5), between a Tesco Express and Starbucks within this long established retail parade. Notable neighbours also include The London Marriott Hotel and a number of modern serviced apartments due to the accessible location. As such there are excellent transport links with a high number of bus routes and both Kilburn High Road Overground station and Kilburn Park Underground station (Bakerloo line – Oxford Circus 15 mins)). Kilburn is a densely populated residential suburb in zone 2 with adjoining 'London villages' of Maida Vale, Hampstead to the north, Swiss Cottage to the east and St John's Wood to the southeast.

Please note, the property is held on two separate titles as shown on the next page.



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Accommodation

Ground floor

Dual entrances leading to the substantial main bar which has high ceilings throughout and a large split level open plan trade area and a long bar servery to one side. Steps down to a further bar to the rear which has a separate servery and coats cupboard at entrance.

Theatre style kitchen and main trade kitchen behind is also located to the rear of the property. Customer toilets to one side.

First floor

3x bedrooms, kitchen, shower room with 3x showers, 2x single showers and separate W.C.

Second floor

4x bedrooms, living room, 4x shower facilities, 2 x separate W.C's.

Third floor

5x bedrooms (one not inspected), bathroom, separate shower & WC, boiler room, further store. Stairs to flat roof.

Basement

Good ceiling height to most of the basement with various store rooms, office, beer store and delivery drop with access via Kilburn High Road.

Please note: the property has been unoccupied for some time and requires complete refurbishment throughout.

EPC

The property has an EPC rating of D.

| Floor | Sq. Ft. |
|--------------|---------------|
| Ground | 4,196 |
| Basement | 2,186 |
| First | 1,564 |
| Second | 1,453 |
| Third | 1,449 |
| Total | 10,848 |

Licence

A premises licence prevails, the main licensable activities being: sale by retail of alcohol for consumption on and off the premises:

| | |
|-------------------|-------------------|
| Monday - Thursday | 10:00am - 11:30pm |
| Friday - Saturday | 10:00am - 00:00am |
| Sunday | 11:00am - 10:30pm |

Business Rates & Council Tax

The property is in an area administered by Camden Council. The 2017 Rateable Value has been assessed at £80,500. The domestic accommodation is within Band D for council tax purposes.

Planning

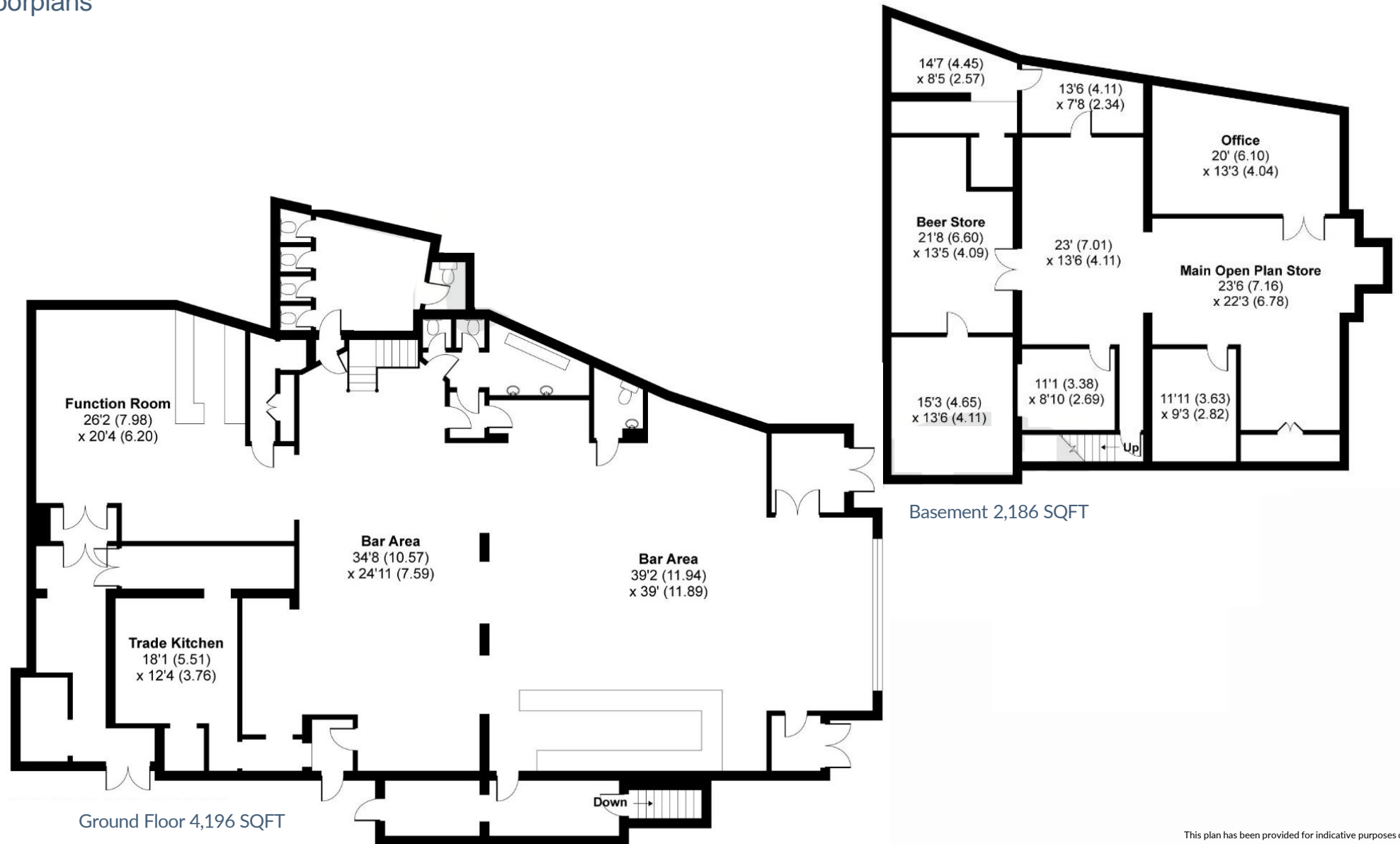
We have made enquiries with the local authority and can confirm the property is not listed and does not lie within a conservation area.

Planning permission has been obtained (2020/1412/P) for the upper parts to be a Hostel (Sui Generis) with the existing pub use (Sui Generis) on the basement and ground floor levels being retained.

Services

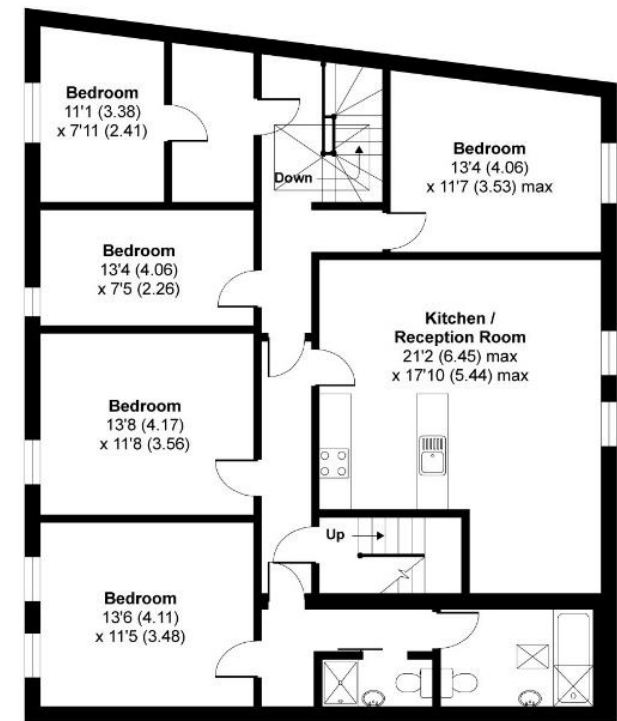
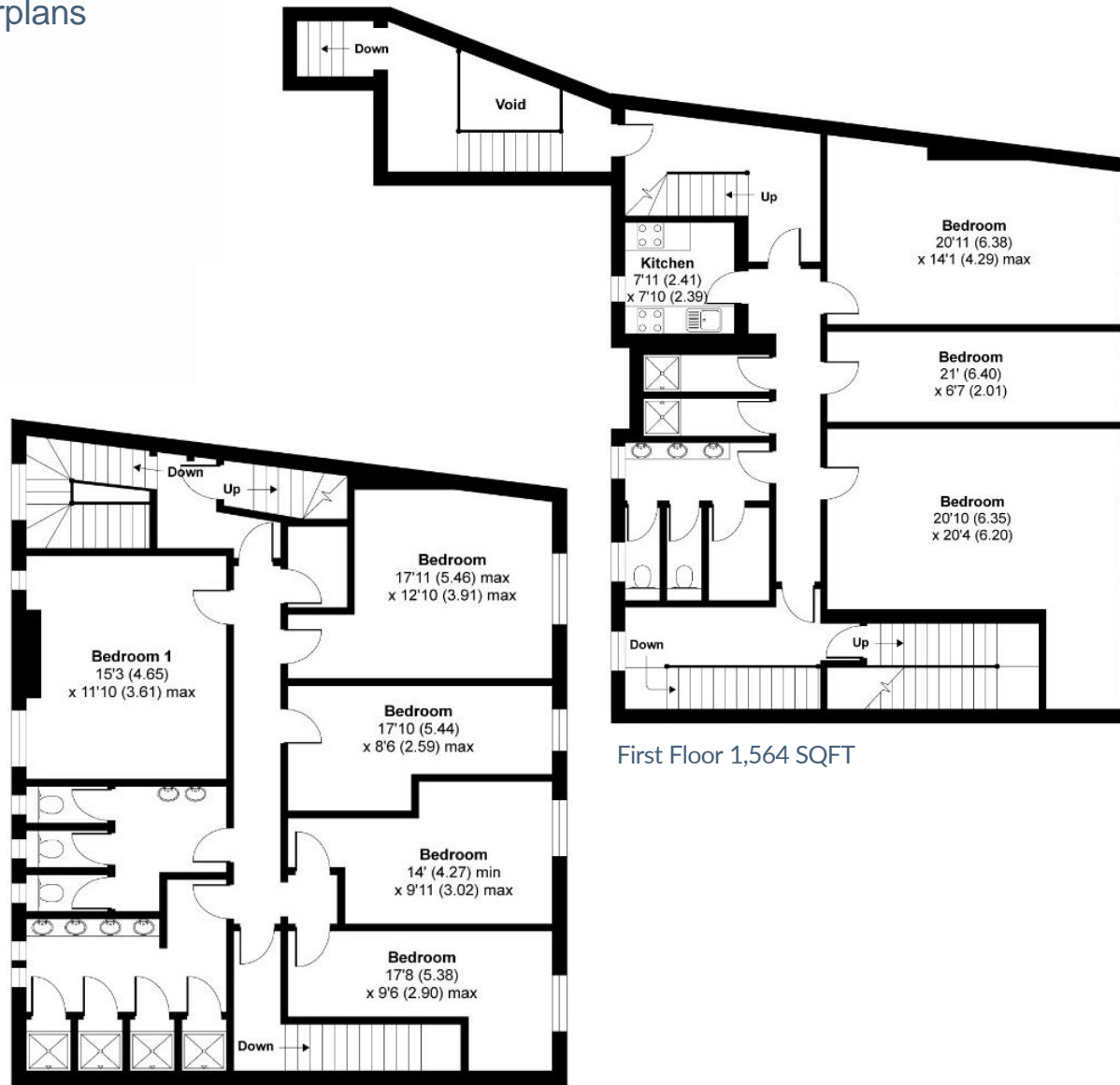
We are informed that the premises benefit from all mains services.

Floorplans



This plan has been provided for indicative purposes only.

Floorplans



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Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

For further information please log onto **fleurets.com** or give James or Andy a call.



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