TO LET

DOUBLE-FRONTED GROUND FLOOR COMMERCIAL UNIT

242 KILBURN HIGH ROAD LONDON | NW6 2BS

+ 1,475 SQ FT GROUND FLOOR
+ 1,710 SQ FT INCLUDING MEZZANINE
+ 9.95M FRONTAGE
+ POTENTIAL TO SUBDIVIDE
+ EXCELLENT CEILING HEIGHT
+ WOULD SUIT GYM/FITNESS STUDIO

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

LOCATION

The property occupies a prominent position on Kilburn High Road, a well-established commercial thoroughfare serving a substantial and densely populated North West London catchment. The immediate surroundings comprise a diverse mix of national and independent retailers, restaurants, cafés, leisure and service operators, creating a vibrant and well-established commercial environment.

Nearby occupiers and amenities include Paddy Power, GDK, Nando's and Fireaway Pizza, together with the Kiln Theatre, Brondesbury Medical Centre and the well-known Black Lion public house. These established occupiers contribute to the area's strong footfall and make Kilburn High Road an attractive destination for both local residents and visitors.

The property is conveniently located close to Kilburn Underground Station (Jubilee Line) and Brondesbury Overground Station, providing excellent connectivity to Central London and the wider London transport network. The area is also well served by numerous bus routes operating along Kilburn High Road.

DESCRIPTION

The property, formerly occupied as a dance studio and offices, comprises a prominent double-fronted ground floor commercial unit extending to approximately 137.10 sq m (1,475 sq ft), together with an additional mezzanine of approximately 21.80 sq m (235 sq ft).

The unit benefits from an impressive 9.95m double frontage onto Kilburn High Road, providing excellent prominence, natural visibility and strong branding opportunities. The ground floor provides a predominantly open-plan and flexible floorplate, complemented by excellent ceiling height of 4.25m, making the accommodation suitable for a wide range of occupiers.

The accommodation offers scope for a variety of commercial uses, subject to the necessary planning consents, and may also be subdivided to provide smaller units, subject to agreement.

ACCOMMODATION

The property provides the following approximate areas:

FLOOR	APPROXIMATE AREA
Ground Floor	137.10 sq m / 1,475 sq ft
Mezzanine	21.80 sq m / 235 sq ft
TOTAL	**158.90 sq m / 1,710 sq ft**

The ground floor provides a flexible commercial floorplate with prominent double frontage onto Kilburn High Road. The additional mezzanine provides useful ancillary accommodation and storage space.

There is also potential to subdivide the ground floor accommodation, subject to agreement, offering flexibility for occupiers seeking a smaller unit.

BUSINESS RATES

According to the VOA website, the current Rateable Value for the property is £62,000, effective from 1 April 2026.

Interested parties are advised to make their own enquiries with the London Borough of Camden Business Rates Department regarding the current rates payable and any applicable reliefs.

EPC

The property has an Energy Performance Certificate (EPC) rating of B (34). A copy of the EPC is available upon request.

VAT

The property has been elected for VAT and, accordingly, VAT will be payable on the rent and any other applicable charges at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal and professional costs in this transaction.

COMPLIANCE

Under the Anti Money Laundering (Amendment) Act 2017, we are obliged to verify the identity. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

VIEWINGS

All viewings to be arranged via the Landlord's sole agents, **May & Company.**

AVAILABILITY

The property is available to let immediately, subject to the agreement of suitable lease terms.

USE

Class E suitable for retail, leisure, office or alternative use.

RENT

Upon application

TERMS

A new full repairing and insuring (FRI) lease is available on terms to be agreed between the parties.

For further information, or to arrange a viewing please contact:

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RETAIL & LEISURE SPECIALISTS

MISREPRESENTATION ACT

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