

EXCEPTIONALLY SPACIOUS PUB WITH 1:00AM WEEKEND LICENSING

**EARL OF DERBY, 155 KILBURN HIGH ROAD, LONDON, NW6 7HU**

- New letting
- Big pub with excellent kitchen
- Prominent corner site
- Busy High Street location
- Two-bedroom flat

TO LET – EITHER TIED (wet only) OR FREE OF TIE
SUBJECT TO CONTRACT sole letting rights

LONL602

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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Location

The property is located at the junction of Priory Park Road in a busy retail pitch, approximately 475m to Kilburn High Road Overground train station and 725m to Kilburn Park Underground station. There are attractive residential areas lying to the west of the property, bordering on to Queen's Park.

A location plan is attached.

Description

The property comprises the ground floor and basement of the building, plus the first and second floors to the rear/west of the property. The accommodation can be summarised as follows:

Ground floor	Large open plan bar area with single servery; bar service room; dumb waiter; accessible WC; cleaner's cupboard. Please see enclosed licensing plan.
Basement	Male and female customer WC's; cold cellar; wines and spirits; extensive storage areas.
First floor	Commercial kitchen with dumb waiter; management office.
Second floor	(not inspected) advised to comprise a two-bedroom flat with lounge, kitchen and bathroom.
Outside	Small internal yard/lightwell to rear; paladin storage area to front.

Services

We are advised that the property is connected to all mains services.

Licensing

The property's Premises Licence permits the sale of alcohol between the hours of 8:00am and midnight Sunday to Thursday and 8:00am to 1:00am Friday and Saturday.

Planning

From informal enquiry of Brent Council, we have established that the property is not listed nor within a conservation area.

Rating Assessment

The property has a rateable value of £25,400 and is listed as a public house and premises.

Basis of Letting

The property is being offered to let on a new 10-year full repairing and insuring lease with a market rent review to take place after the fifth year. The letting can be either incorporating a 'wet tie' with Mitchells & Butlers at attractive/low purchasing prices, guide rent £59,500 per annum (a list of tied products is available upon request), or free of tie, at a rent to be negotiated plus a turnover linked top-up. VAT is chargeable in addition to the rent.

The property is provided with a full trade inventory and this is available to purchase at valuation.

Viewings

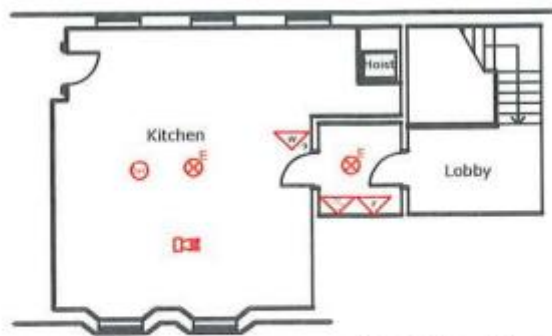
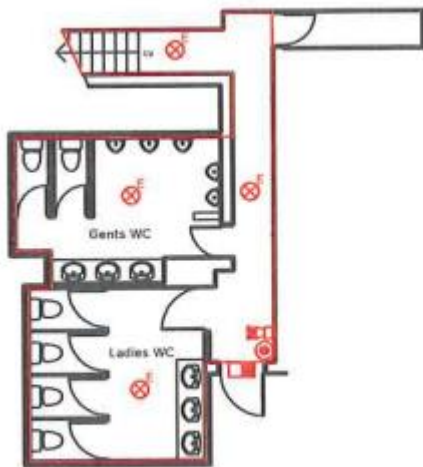
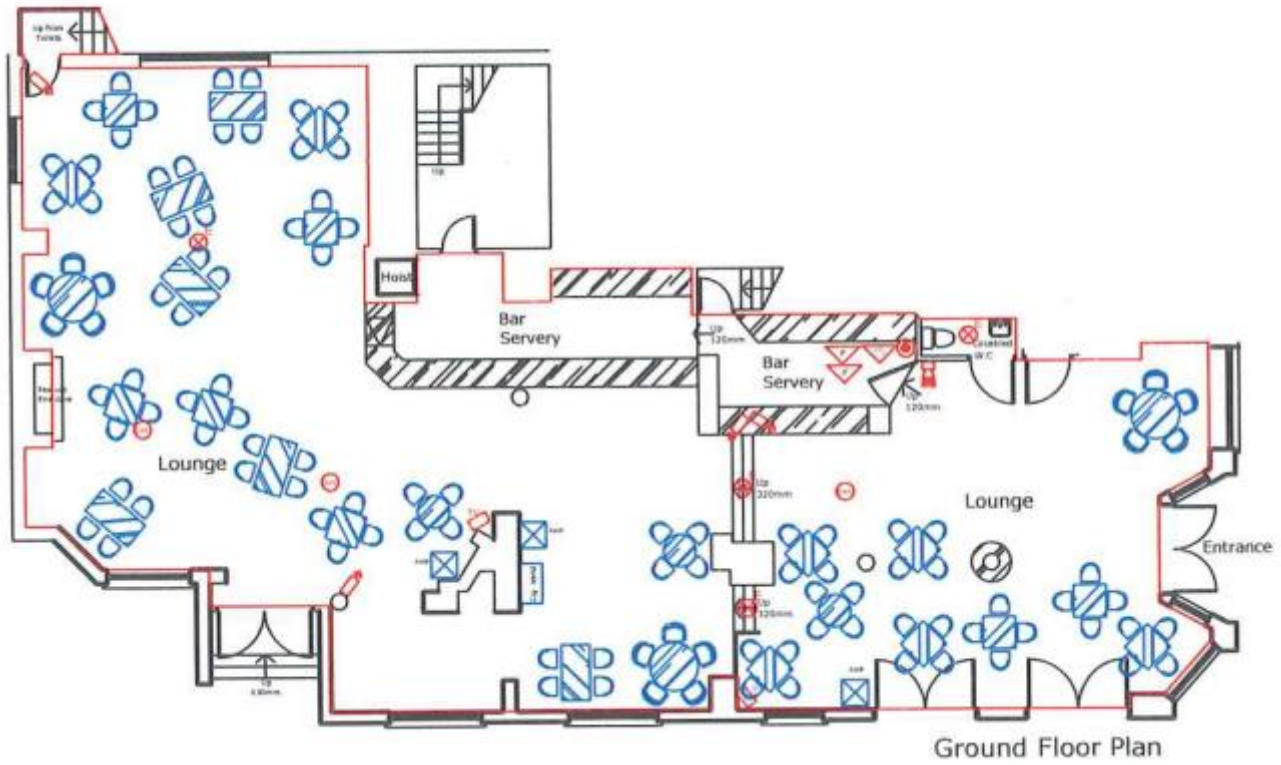
The business is trading and initial discreet customer inspections are encouraged, without mentioning the intended letting to staff or customers. For further information or to arrange a full inspection, please contact David Gooderham on either Tel: 020 7836 7826 or Email: David.Gooderham@agg.uk.com

EPC

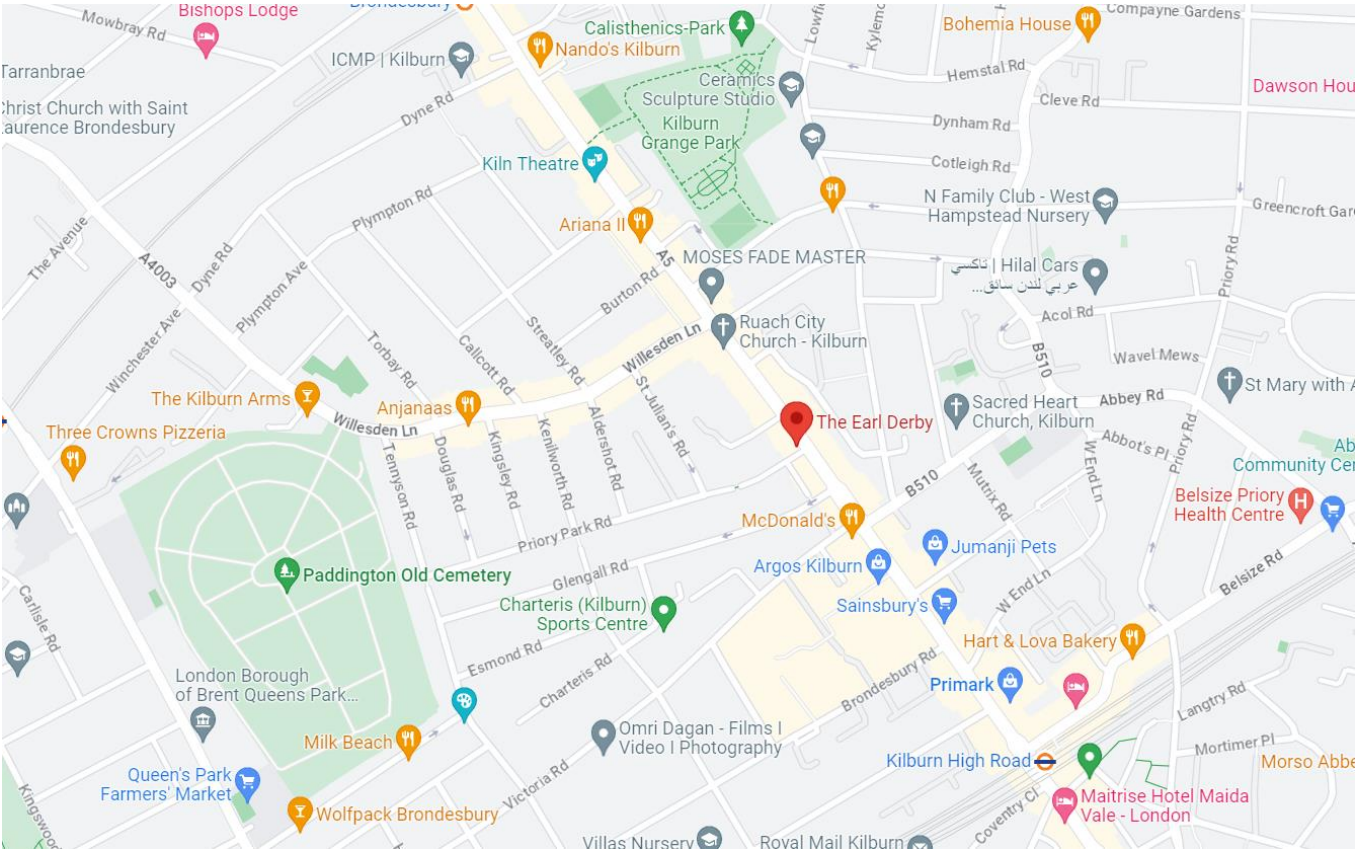
Please see enclosed.

Licensing Plan (for indicative purposes only, not to be relied upon)

The below licensing plan **DOES NOT SHOW THE ENTIRE PROPERTY TO BE LET.**



Location Plan



Source: Google Maps . Not to scale - Provided for indicative purposes

EPC

Energy efficiency rating for this property

This property's current energy rating is D.

