



Freehold vacant building in the heart of Kilburn - FOR SALE  
To be sold with full vacant possession

## 274 BELSIZE ROAD

NW6 4BT

Retail

# FOR SALE

**2,376 sq ft**

(220.74 sq m)

- 6 residential rooms over the 1st - 3rd floors
- Arranged over 5 floors
- Ideal for owner occupation or potential for development (subject to planning permission)
- Vacant former restaurant on the ground floor with ancillary rear storeroom
- 1 minute walk from Kilburn High Road (Overground Station)
- 5 minute walk from Kilburn Park Station (Bakerloo Line)
- Under utilised basement

## Summary

Available Size	2,376 sq ft
Price	£1,150,000.00
VAT	Not applicable
EPC Rating	Upon enquiry

## Description

274 Belsize Road is a rare opportunity to acquire a vacant freehold building arranged over 5 floors in a fantastic location just off Kilburn High Road in the heart of Kilburn. The ground floor operated as a popular cafe and comes fully equipped with a functioning cafe space, a rear ancillary store room, electric roller shutter and pedestrian access from Belsize Road. The space is also a fantastic opportunity for an entrepreneur in any sector wanting a freehold business opportunity in this vibrant area.

The upper floors have two well sized rooms per floor ranging from 177.50 sq ft to 276.6 sq ft to offer a total of six rooms over the three floors with the benefit of two W/C's and showers, new double glazing, great ceiling heights, kitchenettes with sinks in each room, good natural light and carpets.

The building has huge potential as a vacant freehold for owner occupiers to create something fantastic or a rare opportunity for developers and investors and will be sold with full vacant possession.

## Location

Located in a prominent position on Belsize Road close to the junction with Kilburn High Road. The property has excellent transport connections with Kilburn High Road Station (Overground) and Kilburn Park station (Bakerloo) line a short walk away.

## Accommodation

The accommodation comprises the following areas:

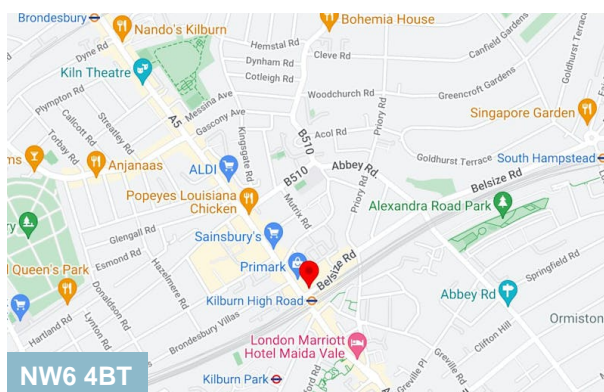
Name	sq ft	sq m	Availability
Basement	273	25.36	Available
Ground	758	70.42	Available
1st	486	45.15	Available
2nd	481	44.69	Available
3rd	378	35.12	Available
<b>Total</b>	<b>2,376</b>	<b>220.74</b>	

## Viewings

Via arrangement with the sole agents Dutch & Dutch.

## Terms

Freehold sale with Full Vacant Possession



## Viewing & Further Information



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**More properties @ [dutchanddutch.com](https://dutchanddutch.com)**

# Belsize Road, London, NW6

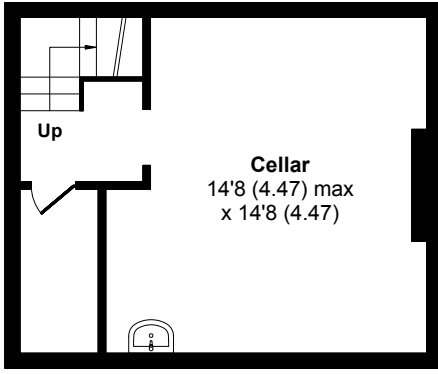
Approximate Area = 2244 sq ft / 208.4 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 2376 sq ft / 220.5 sq m

For identification only - Not to scale

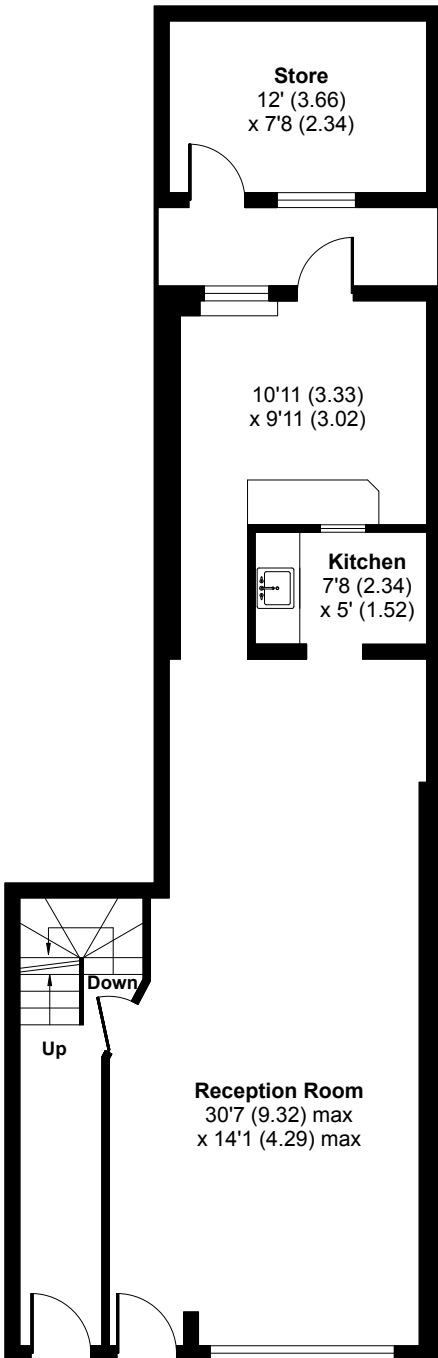


**BASEMENT FLOOR**  
abt 273 SQFT (25.3 SQMT)

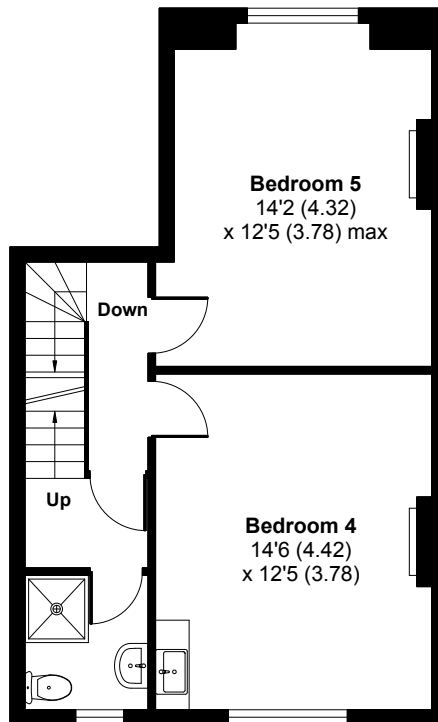


Denotes restricted  
head height

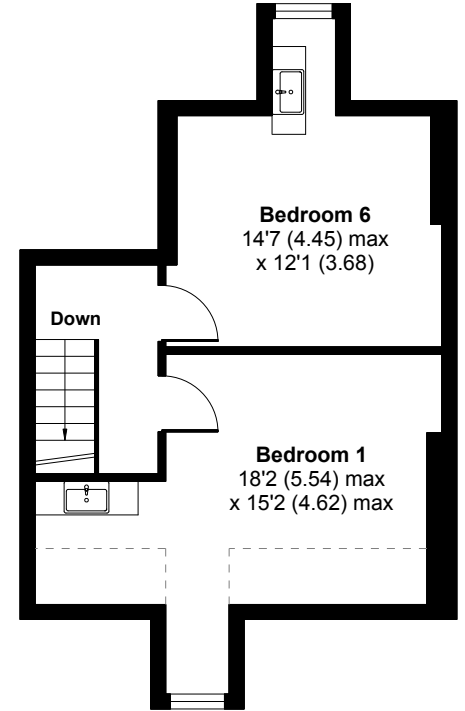
**OUTBUILDING**  
abt 88 SQFT (8.1 SQMT)



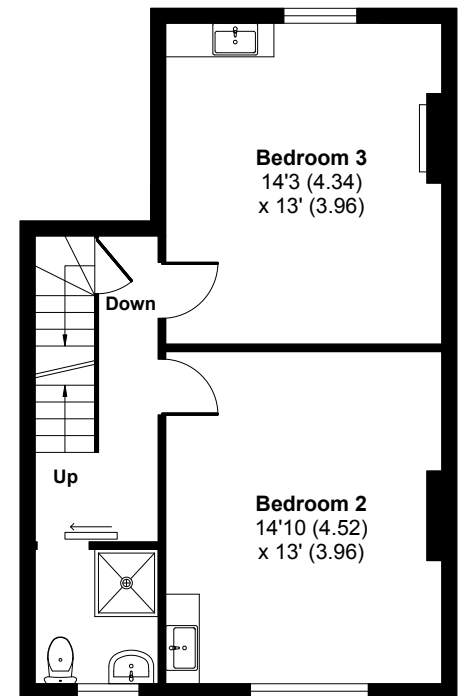
**GROUND FLOOR**  
abt 670 SQFT (62.2 SQMT)



**FIRST FLOOR**  
abt 486 SQFT (45.1 SQMT)



**THIRD FLOOR**  
abt 378 SQFT (35.1 SQMT)



**SECOND FLOOR**  
abt 481 SQFT (44.6 SQMT)