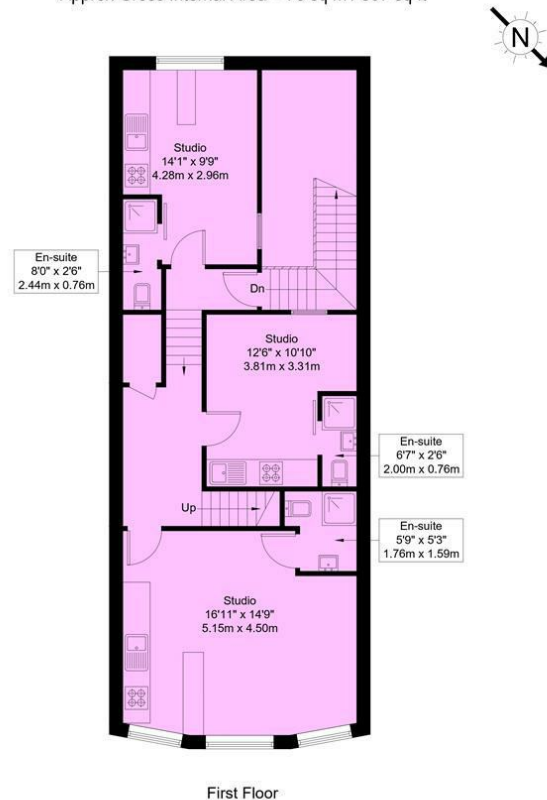


Kilburn High Road, NW6 7JG

Approx Gross Internal Area = 75 sq m / 807 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WARWICK
ESTATE AGENTS

Kilburn High Road, London, NW6 7JG

Asking Price £375,000

Subject to Contract

- Three storey headlease investment in prime Kilburn High Road location
- Shop sub-let at £30,000 per annum
- Mixed-use investment
- Attractive investment opportunity with immediate income
- Five studios with a gross rental income: £120,000 per annum
- Annual expenses: Approximately £64,000
- Established tenants
- Recently refurbished



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Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



Kilburn High Road, NW6 7JG

An excellent opportunity to acquire a prominent mixed-use headlease investment situated on the ever-popular Kilburn High Road. The property has been recently modernised and comprises a ground floor commercial unit together with five self-contained studio apartments arranged over two upper floors. The investment currently produces a gross rental income of £120,000 per annum, with the ground floor juice bar generating £30,000 per annum and the five studios producing a combined rental income of £90,000 per annum.

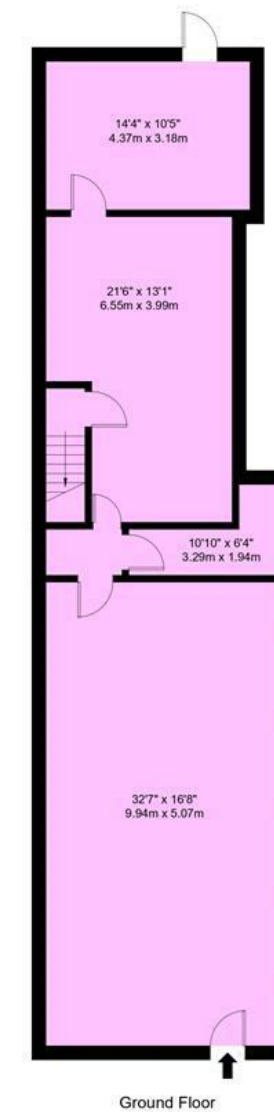
Ideally located on the bustling Kilburn High Road, the property benefits from exceptional visibility and a constant flow of pedestrian and vehicular traffic.

The area is renowned for its vibrant mix of independent retailers, cafés, restaurants and national occupiers, while excellent transport links are provided by Kilburn High Road (London Overground), Kilburn Park (Bakerloo Line) and Kilburn (Jubilee Line), offering swift access to Central London and the West End. The location continues to attract strong demand from both commercial occupiers and residential tenants, making it an established and desirable investment destination.

The upper floors comprise five well-presented self-contained studio apartments, all of which have been modernised to a high standard, while the ground floor commercial premises are occupied by an established juice bar. This is a rare opportunity to acquire a fully income-producing asset in a sought-after North West London location, offering immediate rental income together with excellent long-term investment potential.

Kilburn High Road, NW6 7JG

Approx Gross Internal Area = 98.4 sq m / 1059 sq ft



Ref :

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Tenure Leasehold

Price Asking Price £375,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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