



FOR SALE/TO LET

Newly refurbished
ground floor
commercial units

Office
Showroom
Retail

1,356 sq ft / 125 m²

290 Kilburn High Road
London, NW6 2DB

PATER
JOHNSON
MERRIMAN

PJM

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Location

The property commands a prominent trading position along the busy Kilburn High Road situated close to the junction of Palmerston Road directly overlooking Kilburn Grange Park. It is a 5 minute walk from Kilburn Station (Jubilee Line) and a 2 minute walk from Brondesbury railway station.

Nearby occupiers include: Tesco, Sainsbury's, Flow Luxury Bathrooms, MP Moran, Brondesbury Medical Centre, Nando's, Quartieri & The good Ship Comedy Club.

Accommodation

The accommodation comprises 3 separate units currently fitted to shell and core which the vendor will finish to the purchasers specification. The units can be split individually or occupied in their entirety.

- Unit A: 538 sq ft / 49.9 m2 approx.
 - Unit B: 560 sq ft / 52 m2 approx.
 - Unit C: 258 sq ft / 23.9 m2 approx.
- Total 1,356 sq ft / 125 m2 approx.

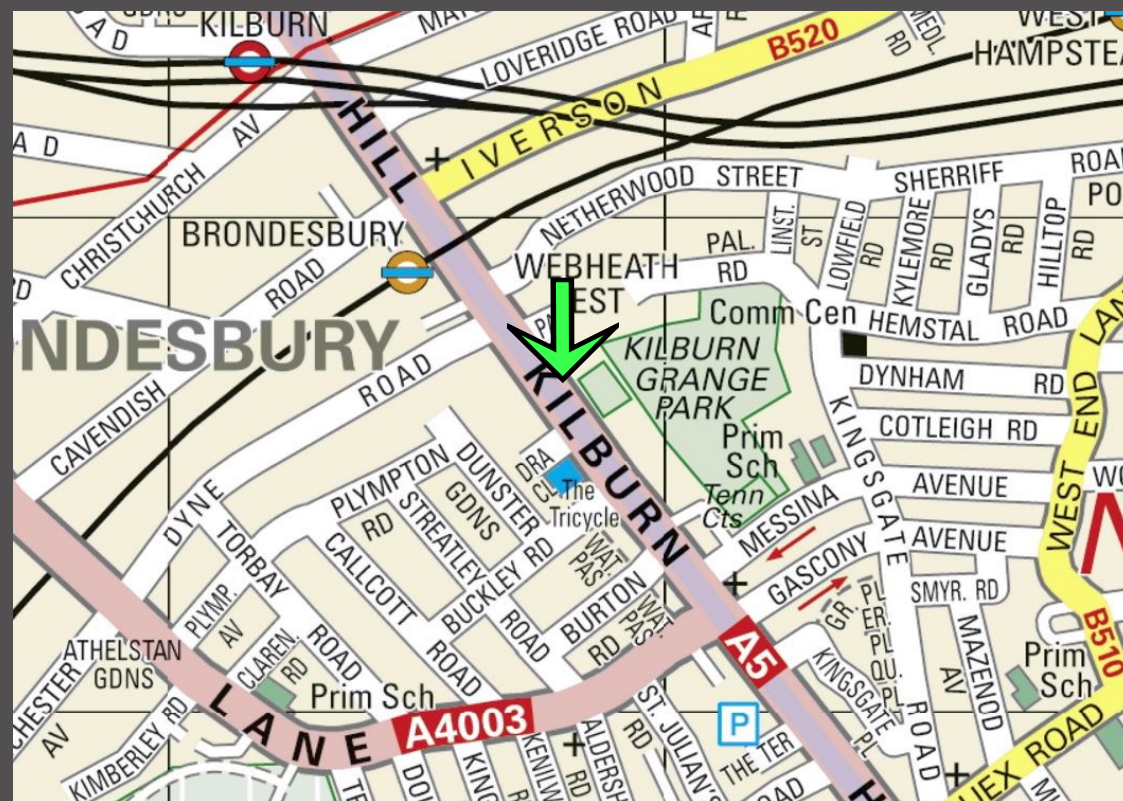
Price

£1,000,000 For the Freehold interest (subject to contract). Or rental prices as follows:

- Unit A: £35,000 pax
- Unit B: £35,000 pax
- Unit C: £15,000 pax

Legal Costs

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



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Viewing

By appointment through joint sole agents

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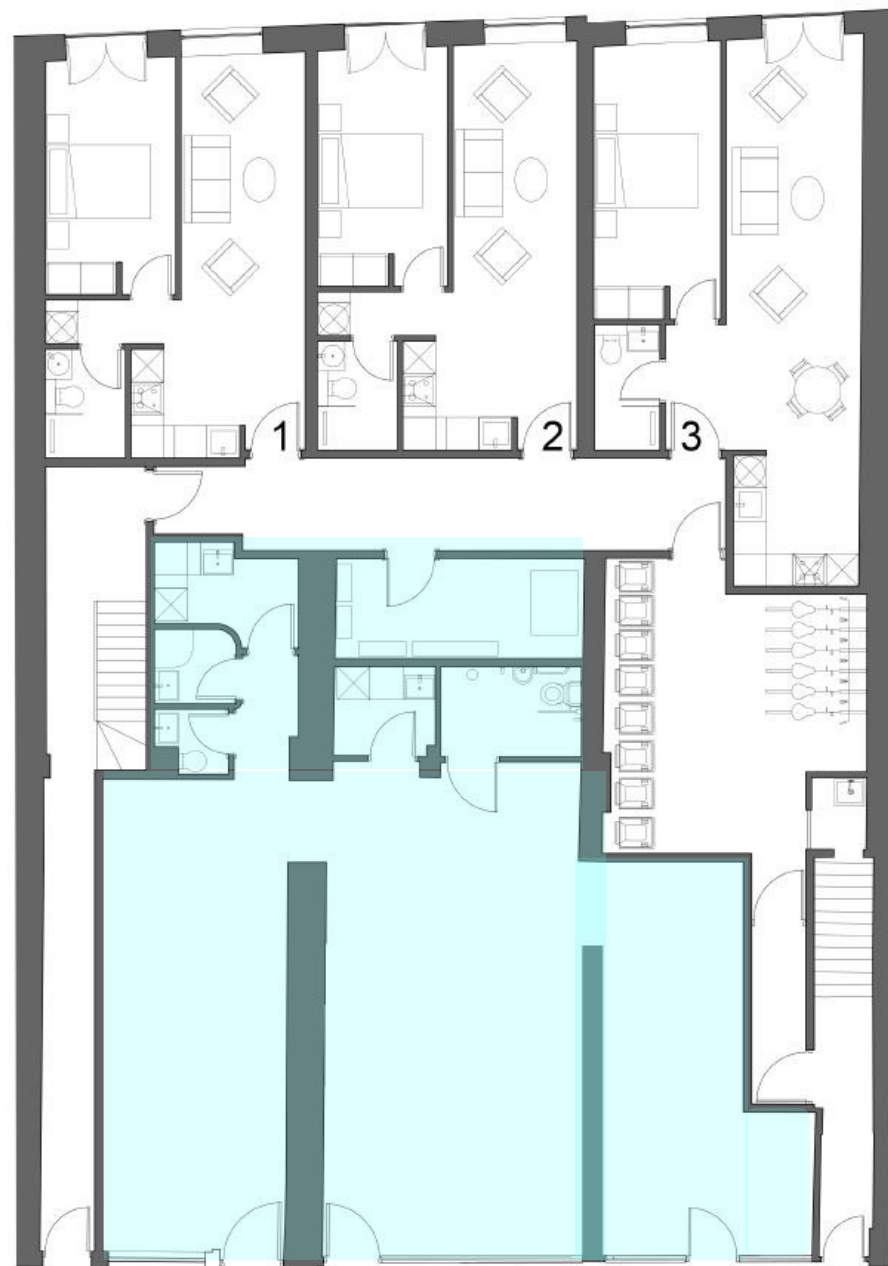
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NORRIS



PROPOSED GROUND FLOOR PLAN
GENERAL ARRANGEMENT