



# To let

Retail Unit, Kilburn Station

Places  
for  
London

 The TfL Property  
Company

A unique retail opportunity at the entrance of Kilburn Underground Station. The unit is in shell condition with capped off services.

Kilburn sits within one of north west London's most vibrant and youthful urban catchments, in one of the best-connected Zone 2 districts, just 15 minutes from Oxford Circus.

## Zone 2

London Underground station

## 5.5million

Annual Station Footfall



**Description:**

The unit has a straightforward configuration with good floor to ceiling height. The unit is in a shell condition with shop front installed.

**Unit Size:**

134 sq ft (12.45 sq m).

**Services:**

Power (60 A Single Phase), Water & Drainage not currently connected but possible subject to survey.

**Usage:**

Retail (Class E)

**Lease:**

5 year lease, contracted outside the Landlord & Tenant Act.

**Rent:**

Year 1 – 6 months rent-free, followed by 6 months at 50% of Market Rent  
Year 2 – 50% Market Rent  
Year 3 – 75% Market Rent  
Year 4 – 100% Market Rent  
Year 5 – 100% Market Rent

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

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