

**FORMER PUB TO LET – NIL PREMIUM**  
FRONTS BUSY HIGH ROAD PITCH IN NORTH WEST LONDON



**FORMER NO. 8 PUBLIC HOUSE & HOSTEL, 305 HIGH ROAD, LONDON, NW10 2JT**

- Sizeable, prominent corner period building
- Circa 400 metres south of Dollis Hill Underground Station (Jubilee Line)
- Ground floor and basement to let in excess of 4,000 sq ft GIA
- Possible scope to extend (subject to obtain the necessary consents)

**NIL PREMIUM – RENTAL OFFERS INVITED**  
**SUBJECT TO CONTRACT** Sole Letting Rights

LonL723

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## Location

The building lies within an area administered by the London Borough of Brent circa nine kilometres 5 ½ miles) north west of central London (Charing Cross). It fronts Willesden High Road at its junction with Churchmead Road and is surrounded by a diverse mix of independent retailers, cafés with a densely populated residential area just off the main road and a bus depot within close proximity. The nearby centres of Harlesden and Willesden Green provide a wide range of shopping, dining, and leisure facilities. The open space of Roundwood Park lies circa 150 metres to the south.

It benefits from strong footfall and good transport links nearby with Dollis Hill Underground Station situated circa 400 metres to the north and Willesden Green located just over one kilometre to the east. Both stations provide access to the Jubilee Line with frequent services into central London (Bond Street Station) with a journey time of around 15 minutes.

[Link to Location Plan](#) - [Link to Street View](#) A location plan is attached.

## Description

A prominent corner end of terraced building, constructed over three storeys above part basement beneath a multi-pitched slate tiled covered roof with various extensions to the rear. The site benefits from an enclosed rear patio to the rear.

Internally, the configuration is as follows:-

**Ground floor** A largely open plan former public house with a central bar servery, decorated in a traditional style with exposed timber flooring. A set of customer wc's to the front.

**Basement** Former cold beer store and general ancillary storage areas.

A site plan and a set of indicative floor plans are attached (not to scale and provided for indicative purposes only).

## Services

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

## Planning

It is understood that the property is neither listed, nor situated within a conservation area.

## Rating Assessment

The property is listed as a 'Public House and Premises' and has a rateable value of £9,100.

## Basis of Letting

Inviting rental offers for the entire building, all terms to be negotiated.

## Viewings & Further Information

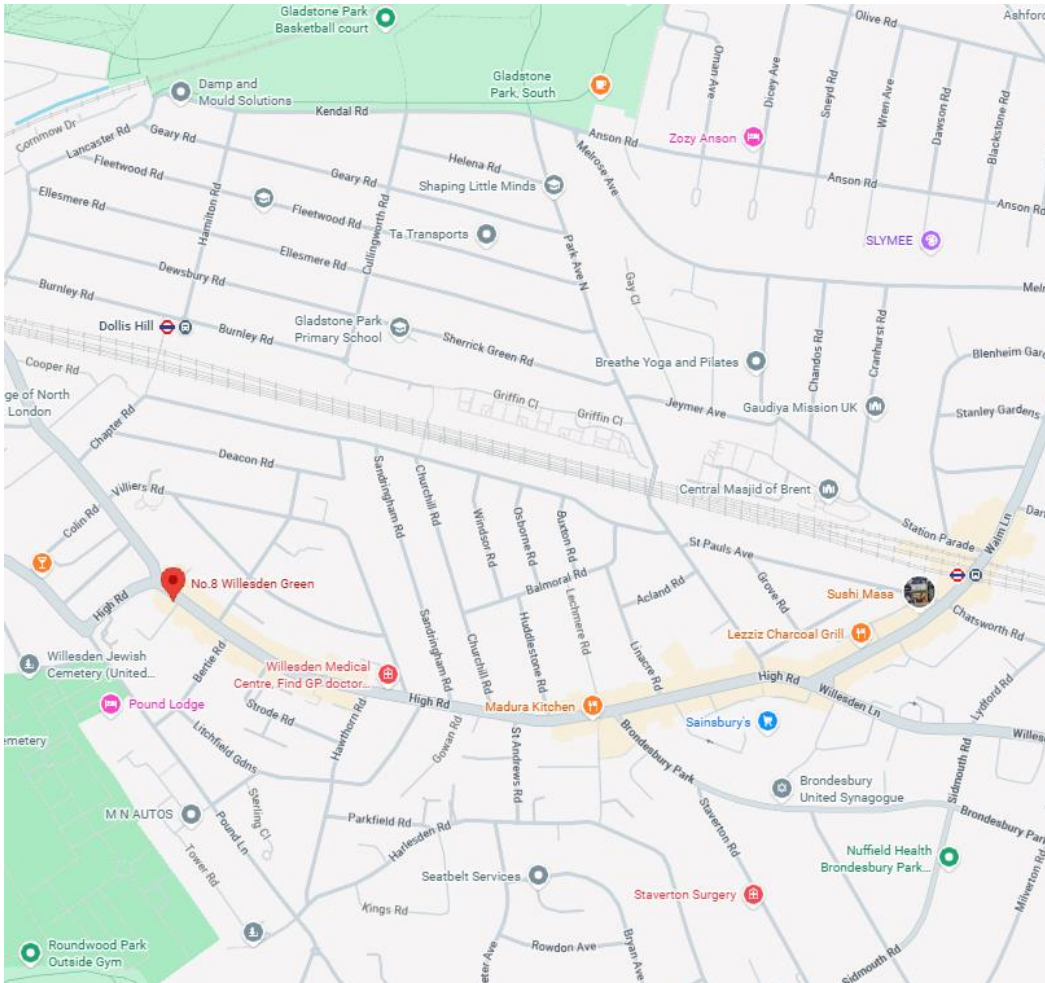
The building is closed and boarded, prospective occupiers are requested to undertake an external inspection of the property in the first instance. For further information and to arrange a viewing please contact the sole letting agent, Panayiotis Themistocli on either tel. 07973 856 232 or via email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## EPC

The building has an EPC rating of C (68). [Link to EPC](#)

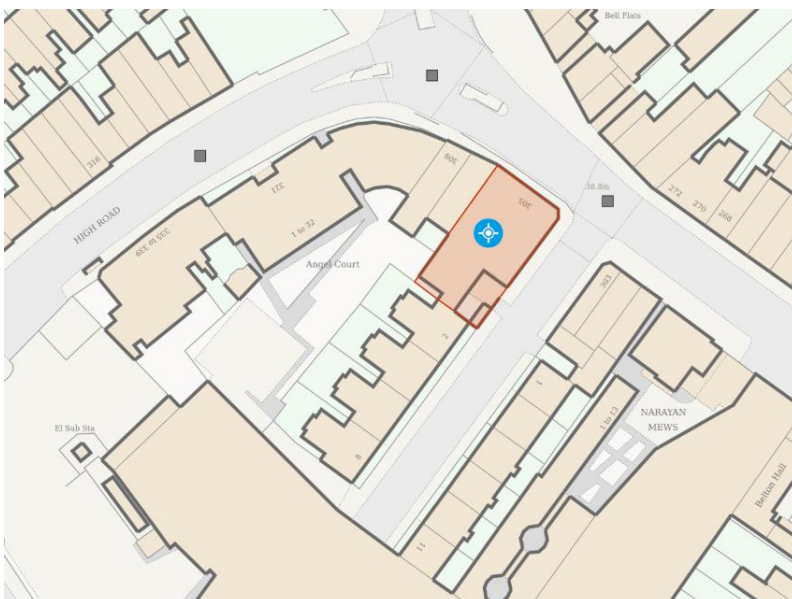


## Location



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

## Site Plan



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



All red lines drawn on this brochure are for indicative purposes only.

## Indicative Ground Floor and Basement Plans

