

ATTRACTIVE CORNER PUB FOR SALE OR TO LET KILBURN, NW6



KILBURN BRIDGE PH, 77 KILBURN HIGH ROAD, LONDON, NW6 6HY

- Prominent corner position at the junction of Kilburn High Road, bordering Maida Vale and St Johns Wood
- Within close proximity of Kilburn Park Underground Station (Bakerloo Line) and Kilburn High Road Overground
- Gross internal area of approximately 605 sq m (6,516 sq ft)
- Substantial ground floor pub of circa 262 sq m (2,822 sq ft) with two floors of self-contained residential accommodation above
- Licensed from 7:00am until 3:00 am from Monday to Sunday
- Whole building available to let including self-contained accommodation at first and second floors

NEW LEASE AVAILABLE - RENTAL OFFERS IN EXCESS OF £100,000 PER ANNUM
FREEHOLD OFFERS INVITED

SUBJECT TO CONTRACT sole letting rights [LONL736](#)

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Location

The property fronts Kilburn High Road (A5) at its junction with Brondesbury Villas, within an area administered by the London Borough of Brent. The pub occupies a prominent location with nearby occupiers including Franco Manca, Greggs and M&S. It is bordered by the highly affluent 'London village' locations of Queens Park, Hampstead, Maida Vale and St Johns Wood.

Kilburn benefits from excellent transport connections being located on the A5. Nearby underground stations include Kilburn (Jubilee Line) and Kilburn Park (Bakerloo Line) with Kilburn High Road Overground Station (Lioness Line) circa 100 metres to the south.

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

Description

A prominent end of terrace public house arranged over basement, ground, first and second floors. There is an external terrace to the front of the property. The accommodation can be summarised as follows:-

Ground Floor	Interconnected trade areas, including a mezzanine, with a bar servery, trade kitchen and customer WC's.
First Floor	Previously arranged as four bedsits.
Second Floor	Two bedroom flat.
Basement	Usual cellarage / storage.
External	Trade terrace/patio area to the front.

It is understood that the property provides the following floor areas:

Ground Floor	262 sq m (2,822 sq ft)
First Floor	105 sq m (1,133 sq ft)
Second Floor	87 sq m (933 sq ft)
Basement	151 sq m (1,628 sq ft)
Building Footprint	275 sq m (2,959 sq ft)
Site Area	408 sq m (4,399 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

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

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 7:00 am until 3:00 am from Monday to Sunday.

Planning

From enquiry of the London Borough of Brent, it has been ascertained that the property is not Listed nor does it lie within a conservation area.

Rating Assessment

The property is listed in the April 2026 as a public house and premises with a rateable value of £41,000.

Basis of Letting or Sale

The property is available by way of a new free of tie lease with the landlord seeking rental offers in excess of £100,000 per annum, all lease terms to be negotiated.

The owner may consider offers for the freehold interest. Price upon application.

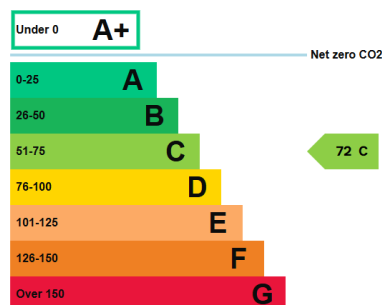
Viewings & Further Information

Interested parties are encouraged to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Michael Penfold (Mob. 07894 210 853, Email. michael.penfold@agg.uk.com)

EPC

The property has an EPC rating of C

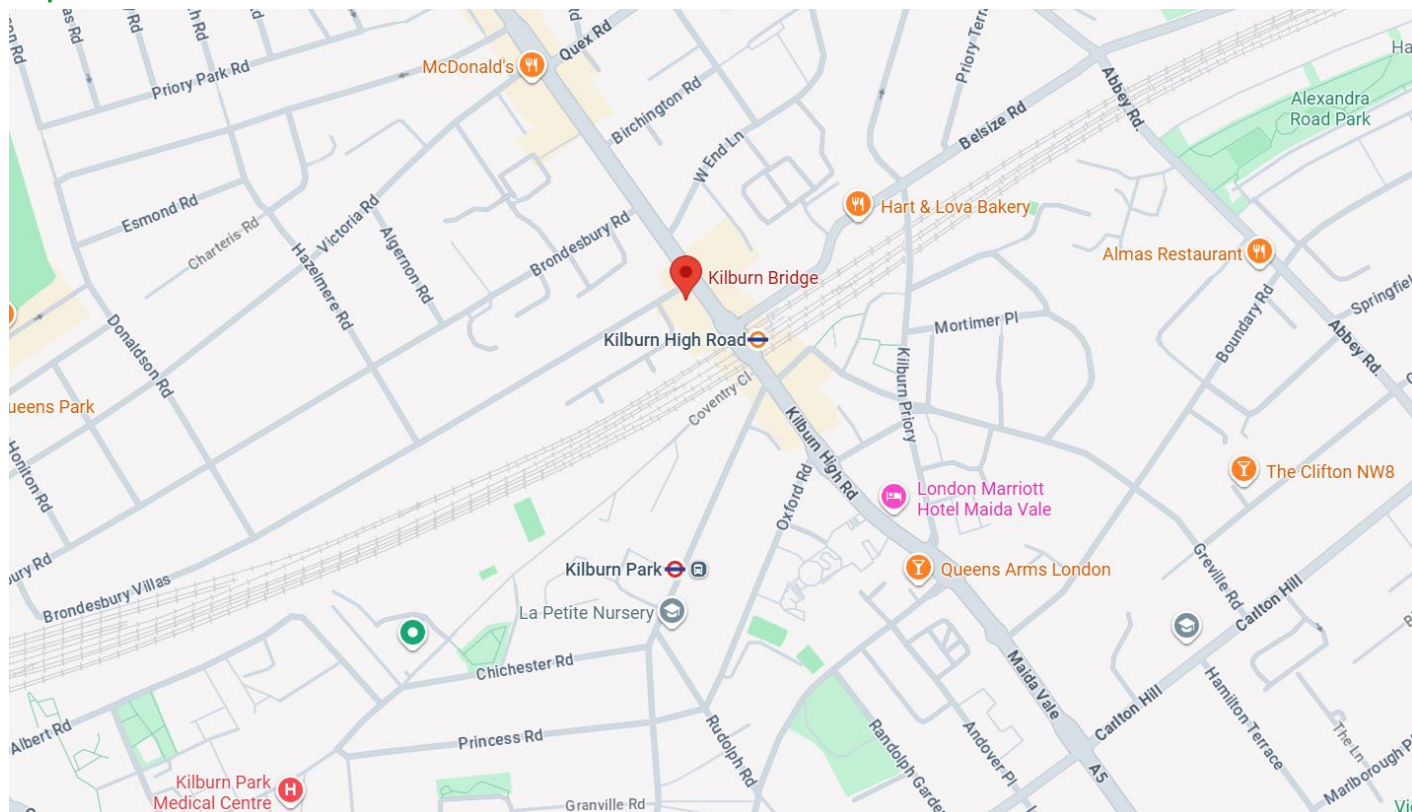
This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Map



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

Photos

