

# Lot 8, 259 Kilburn High Road, Kilburn, London,

**NW6 7JR**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Commercial, Residential and Development Opportunity

- Vacant ground floor commercial with 2 vacant, separately-accessed flats on the upper floors
- Prominent corner location fronting the Kilburn Cinema
- Includes 1 x 1 bed and 1 x 2 bed flats totalling 1,482 sq ft (3,297 sq ft overall)
- Includes 1 car parking space to the rear
- Popular vibrant north-west London location
- Close to Brondesbury, Kilburn and Kilburn High Road Stations
- VAT not applicable

#### Lot

8

#### Auction

25th September 2024

#### Vacant Possession

#### Status

Available

#### Sector

High Street  
Retail/Residential/Development

#### Auction Venue

Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

### Location

**Miles** 4 miles north of Central London

**Roads** A5, A41, A40

**Rail** Brondesbury, Brondesbury Park, Kilburn, Kilburn Park, Kilburn High Road

**Air** London Heathrow Airport

### Situation

The property is located in a vibrant north-west London suburb benefitting from excellent communication links to Central London via the A5 and with several overground and underground stations within close proximity. The property occupies a prominent corner position at the junction of Kilburn High Road (A5) and Buckley Road within a popular retail parade and fronting the Kilburn Cinema. Nearby occupiers include Nando's, German Doner Kebab, Paddy Power, Savers and a number of restaurants, cafes and takeaways.

### Tenure

Freehold.

### Description

The property comprises a former funeral parlour on the ground floor with two separately-accessed flats (1 x 1 bed & 1 x 2 beds) on the first, second and third floors.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be two accompanied viewings on Friday 13th September and Friday 20th September, both from 2pm to 3pm. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	168.64	(1,815)	VACANT POSSESSION
First	1 bed flat	66.75	(718)	
Second/Third	2 bed flat	71.05	(764)	
<b>Total</b>		<b>306.44</b>	<b>(3,297)</b>	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.



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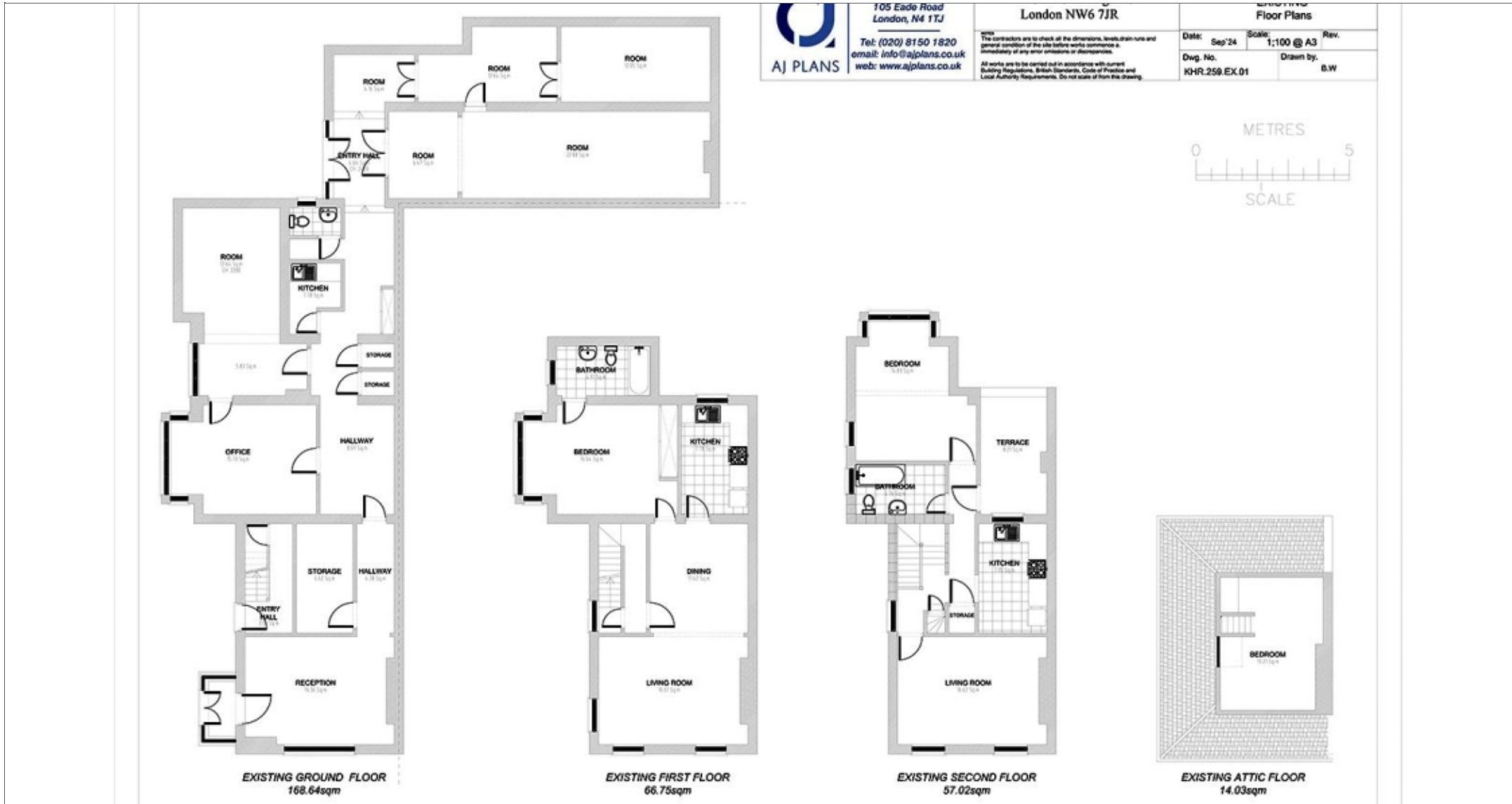


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## Contacts

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2024