

# SOUL STORE

34 KILBURN HIGH ROAD, KILBURN, LONDON, NW6 5UA

FREEHOLD

LARGE PROMINENT PUBLIC HOUSE IN  
BUSY NORTH LONDON SUBURB FOR  
SALE ON BEHALF OF JD WETHERSPOON



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- **Freehold with vacant possession**
- **Extensive building prominently located on Kilburn High Road (A5)**
- **In very close proximity to Kilburn High Road and Kilburn Park stations**
- **Significant potential for alternative uses (STTP)**
- **Nearby operators include Tesco Express, Anytime Fitness, Starbucks and Franco Manca**
- **GIA - 1,085 sq m (11,695 sq ft)**
- **Offers are invited for the benefit of our clients freehold interest**
- **[Google Street View Link](#)**

## LOCATION

Kilburn is a busy area of north west London which spans across three London Boroughs of Camden, City of Westminster and Brent and is situated 3.1 miles north of Kensington and 5 miles west of Islington. The area is well connected by public transport with Kilburn High Road Overground station 50 metres to the north and Kilburn Park Underground station 300 metres to the south west. The stations benefit from approximate annual passenger numbers of 800,000 and 3,370,000 respectively.

The Soul Store occupies a prominent roadside position on the busy Kilburn High Road (A5). The surrounding area is predominantly commercial in nature with nearby occupiers including Tesco Express, Anytime Fitness, Starbucks and Franco Manca.

## DESCRIPTION & ACCOMMODATION

The Soul Store comprises a substantial three storey mid terraced building of brick construction under two flat roofs.

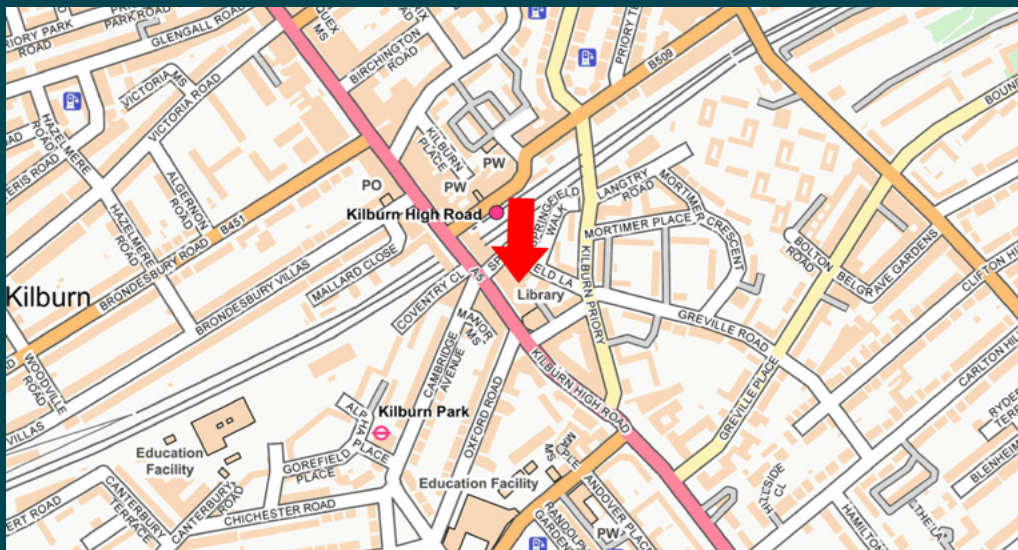
**Ground Floor:** Open plan trading accommodation with the former trade kitchen located to the rear and the former customer W.C.'s to the right.

**Basement:** Beer cellar, stores, offices and boiler room.

**First Floor:** Three bedrooms, kitchen, two bathrooms and two separate W.C.'s.

**Second Floor:** Five bedrooms, four bathrooms and three separate W.C.'s.

**Third Floor:** Four bedrooms, kitchen, bathroom, separate W.C. and boiler room.





Kilburn Park Underground Station  
150 metres to the south

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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/Ancillary	470	5,066
Basement	Ancillary	198	2,134
First	Ancillary	148	1,600
Second	Ancillary	133	1,430
Third	Ancillary	136	1,465
<b>Total</b>		<b>1,085</b>	<b>11,679</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

April 2023 Rateable Value - £80,000

EPC - D-79.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 23:30 Monday to Thursday, until 00:00 on Friday and Saturday and until 22:30 on Sunday.

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## PLANNING

The property is not listed nor is it situated within a conservation area.

Planning permission was granted in January 2021 (planning application number 2020/1412/P) for the change of use of existing bed and breakfast on first, second and third floor levels (Class C1) to a Hostel (Sui Generis) with the existing pub use (Sui Generis) on the basement and ground floor levels being retained. Further details can be found on Camden Council's website using the following [Link](#)

## GUIDE PRICE

Offers are invited for the benefit of our client's freehold interest with vacant possession. Please note that VAT will be payable in addition to the purchase price.

## VIEWINGS & TERMS

The property is currently closed so all formal viewings must be arranged through the joint selling agents Savills and CBRE.

Offers are invited for the benefit of our clients freehold interest.

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[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



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