



GILMARTIN LEY

Vacant Freehold Class E Unit For Sale - Kilburn NW6

Of Interest to Owner Occupiers, Investors and Developers

**28 Willesden Lane,
Kilburn,
LONDON, NW6 7ST**



Price

Offers in excess of £215,000 subject
to contract



Property Description

The property is a prominent freehold mid-terrace shop and upper parts, arranged over ground, first and second floors.

The ground floor unit, with garden, is to be sold with vacant possession and is in a dilapidated condition. It was last used as a shoe shop. As it falls within Class E permitted planning uses include restaurant, medical, office and retail.

We would recommend interested parties seek advice from a reputable planning consultant to establish whether it would be possible to convert the property to residential use Class MA under permitted development legislation. It may also be possible to retain a small shop at the front and convert / extend the rear of the ground floor to form a self-contained garden flat.

The upper parts comprises 2 flats, both of which have been sold off.

Copies of the long leases are available to download from our website.

Key considerations:

- > Prominent freehold shop and upper parts in a vibrant North-West London location
- > Ground floor to be sold with vacant possession
- > Potential to convert part / all of the ground floor to residential subject to the necessary consents
- > Permitted planning uses include restaurant, retail, office and medical consulting
- > Desirable North-West London location
- > Excellent public transport communications
- > 7 London Underground, Overground and National Rail stations within a 850m radius



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Accommodation

Gross Internal Area: 65 sq.m. (699 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground Floor Shop	0	Vacant possession	61.30	659	sales area, 2 store rooms, kitchen, shower room with WC and garden.
28a - First floor flat	0	Sold off on a long lease basis: 215 years less 2 days from 25th December 1977			
28b - Second floor flat	125	Sold off on a long leasehold basis: 215 years from 25th December 1977.			
Total	125				

Property Location

The property is located on the North Side of Willesden Lane, approximately 100m west of its intersection with the A5 - Kilburn High Road.

Kilburn is a desirable and popular North West London suburb with families, commuters and professionals. Occupiers in the adjacent High Street (100m from the properties location) include Aldi, Costa Coffee, TK Maxx, Sports Direct as well as an abundance of national and independent retailers, bars, pubs, eateries and leisure facilities.

The property has excellent communications via road and rail, with seven London Underground, Overground and National Rail stations within 850m (Brondesbury, Brondesbury Park, Kilburn, Kilburn High Road, Queens Park, Kilburn Park and West Hampstead (National Rail, Underground and Overground)). A number of bus routes serve Kilburn High Road with connections throughout central and greater London.

2023 Rateable Value £12750.00

Estimated Rates Payable £1530 per annum

Terms

Freehold for sale with vacant possession of the ground floor. The residential upper parts sold off on long leases:

Flat 28a - 215 years less 2 days from 25th December 1977, paying a peppercorn ground rent.

Flat 28b - 215 years from 25th December 1977, paying a ground rent of £125pa.

The sale will be subject to Section 5 Notices being served on the two long leaseholders in respect of the right of first refusal under the Landlord and Tenant Act 1987.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

Brent Council

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<https://www.gilmartinley.co.uk/properties/32031>

<https://www.gilmartinley.co.uk/properties/for-sale/development/kilburn/london/nw6/32031>

Our ref: 32031

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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28b Long Lease
28a Long Lease
EPC
Site plan
Floor Plan
Offer Requirements Document

Last Updated:

07 Jan 2026

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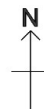
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OS MasterMap 1250/2500/10000 scale
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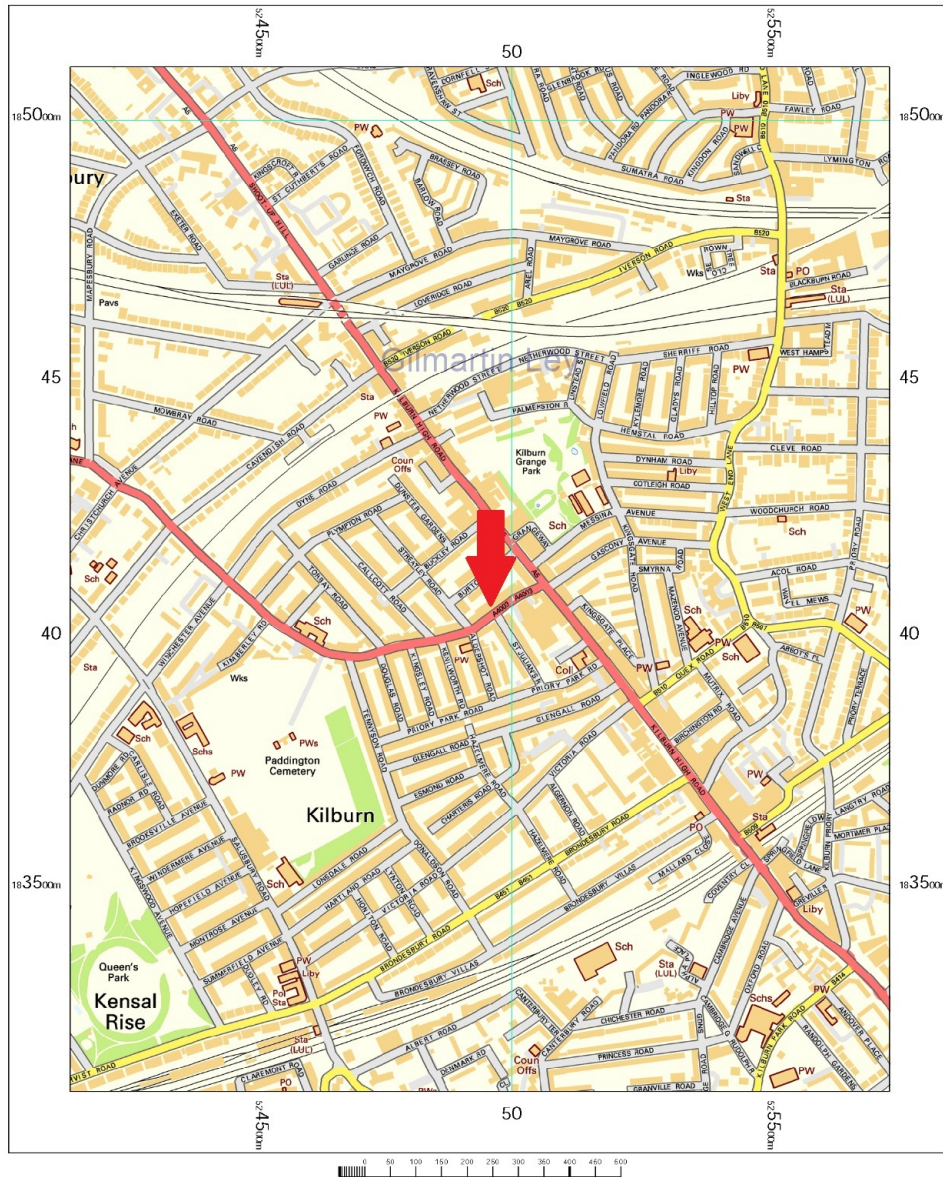
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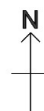
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OS Streetview
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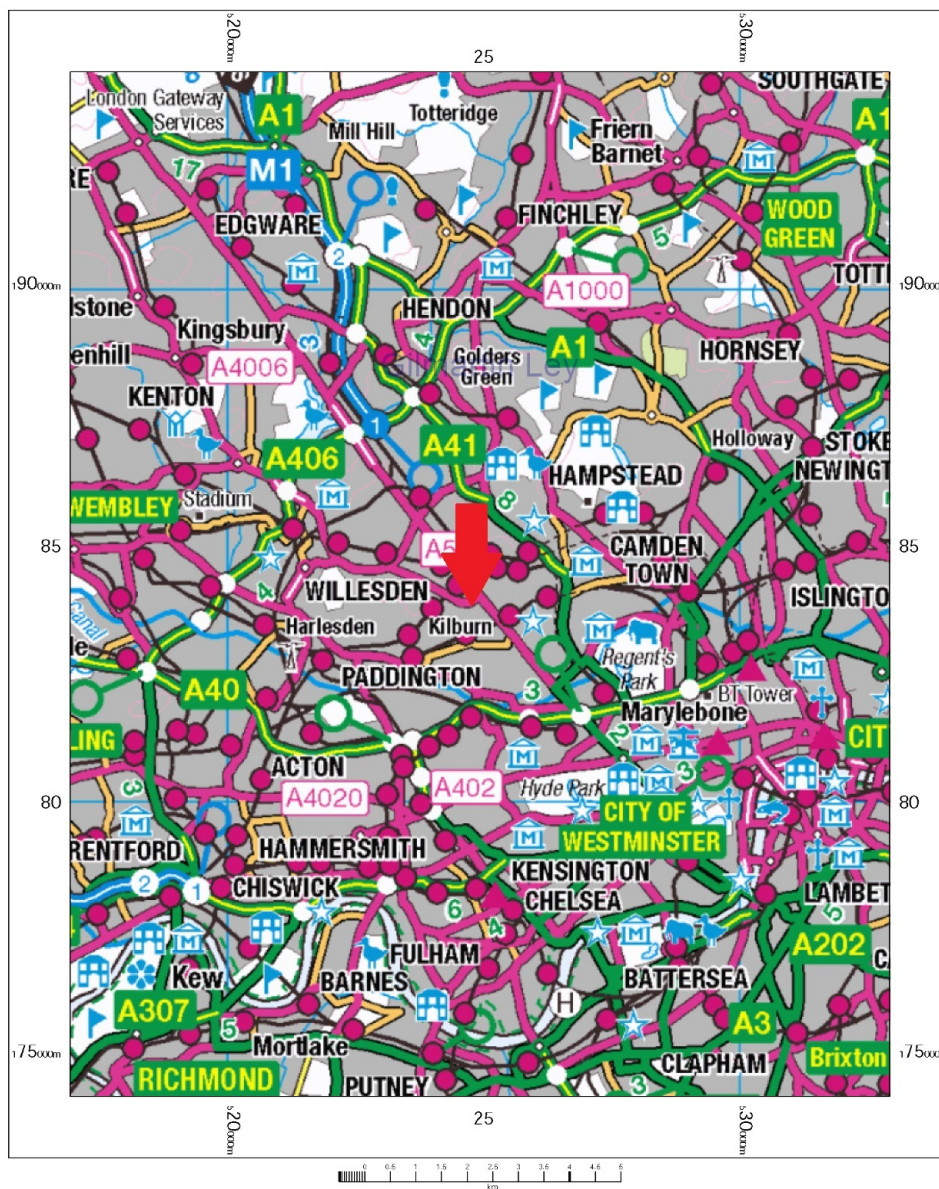
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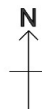
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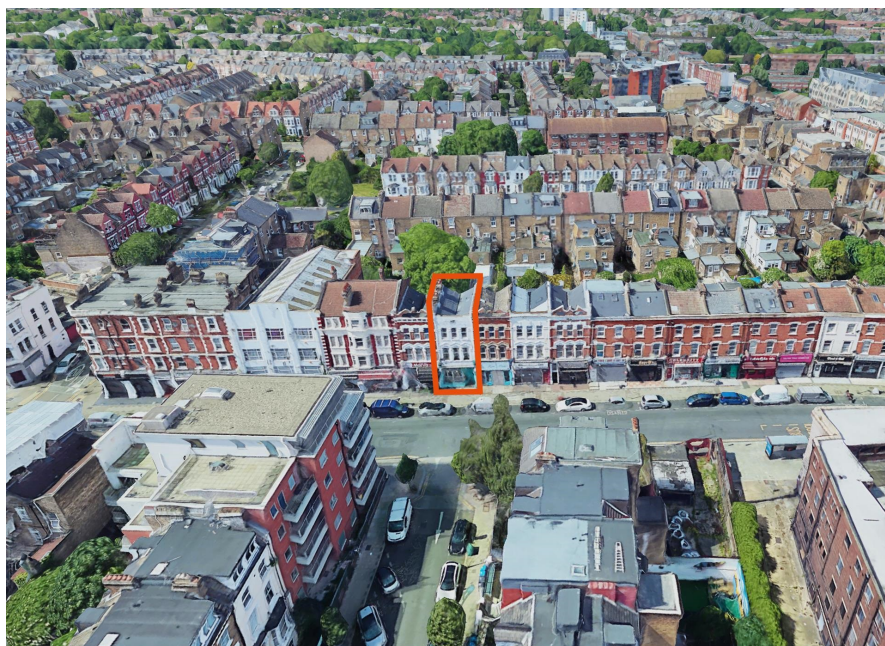
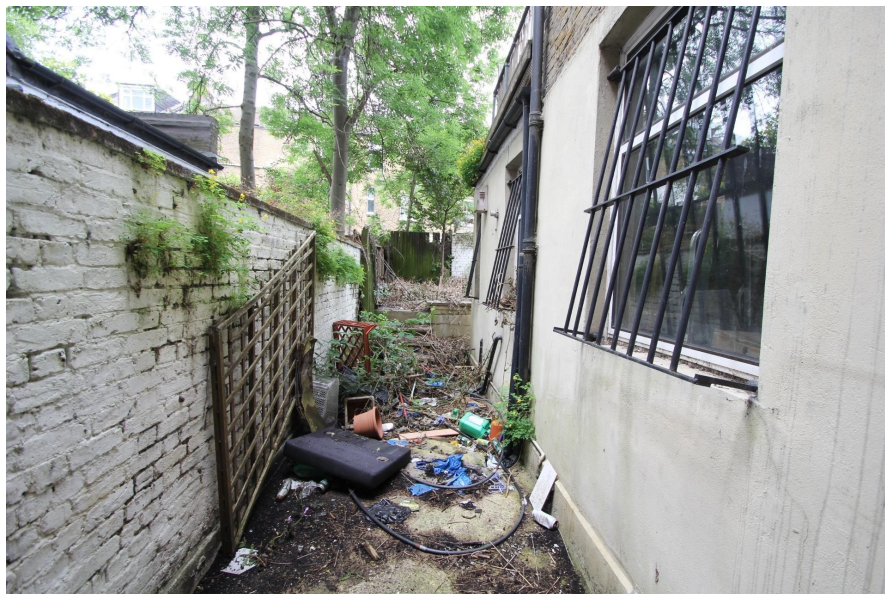
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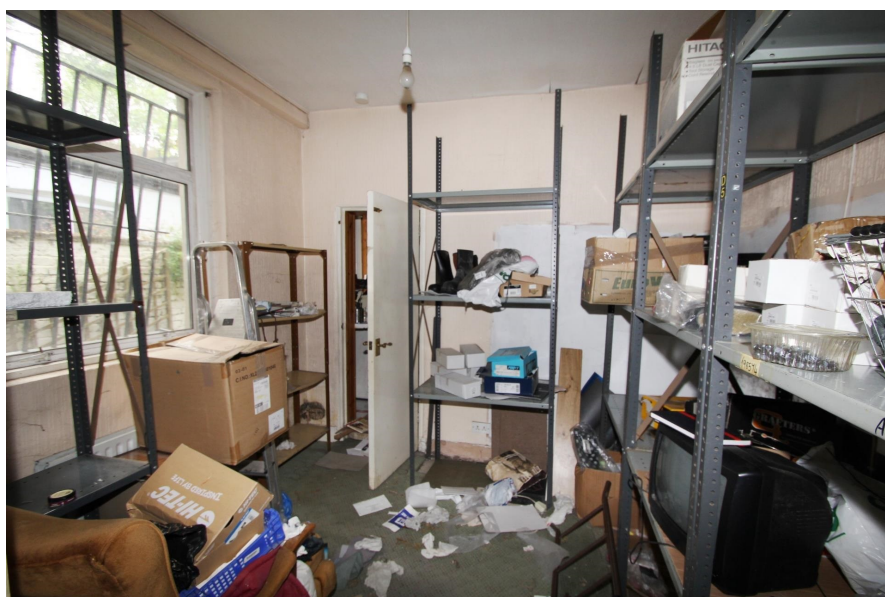
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