



GILMARTIN LEY

Vacant Class E Unit For Sale or To Let - Kilburn NW6

Of Interest to Owner Occupiers, Investors and Developers

88 Willesden Lane,

LONDON, NW6 7TA



Area

Gross Internal Area: 81 sq.m. (871 sq.ft.)

Rent

Guide rent £24,000 per annum (approx.
£2,000 monthly) 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, or let on a new lease. The unit is a former physiotherapy clinic of good decorative condition throughout having been recently refurbished. Currently the space comprises of two treatment rooms with large reception area, entrance lobby, bathroom, WC, kitchen and additional rear garden room within paved rear yard, which may be suitable for use as a further treatment room. The unit 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, subject to the necessary consents.

The upper parts comprises of a single residential dwelling, which has been sold off on a long leasehold basis. Floorplans 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 or let 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 1km radius



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Vacant Ground Floor Gross Internal Area

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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
88 Willesden Lane - Ground floor commercial unit	75	807	Configured as reception area, office, 2x treatment rooms, bathroom and WC. External garden room and paved yard to the rear.
88a Willesden Lane - Residential upper parts			First and second floor maisonette

Property Location

The property is located on the North Side of Willesden Lane, approximately 300m 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 (300m 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 1km (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 £8600.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium Nil

Terms Freehold for sale with vacant possession of the ground floor. The upper parts are subject to a 189 year lease from the 1981 with a peppercorn ground rent.

Or available on a new fully repairing lease on terms to be negotiated.

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/33321>
Energy Performance Certificate
88a Long lease relating to first and second floor maisonette
Offer Requirements Document
Floor Plans

Last Updated: 02 Sep 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

<https://www.gilmartinley.co.uk/properties/to-rent/shops/kilburn/london/nw6/33321>

Our ref: 33321

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Chartered Surveyors and Estate Managers
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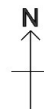
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OS MasterMap 1250/2500/10000 scale
Friday, November 21, 2025, ID: CM-01251857
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1:1250 scale print at A4, Centre: 524781 E, 184001 N

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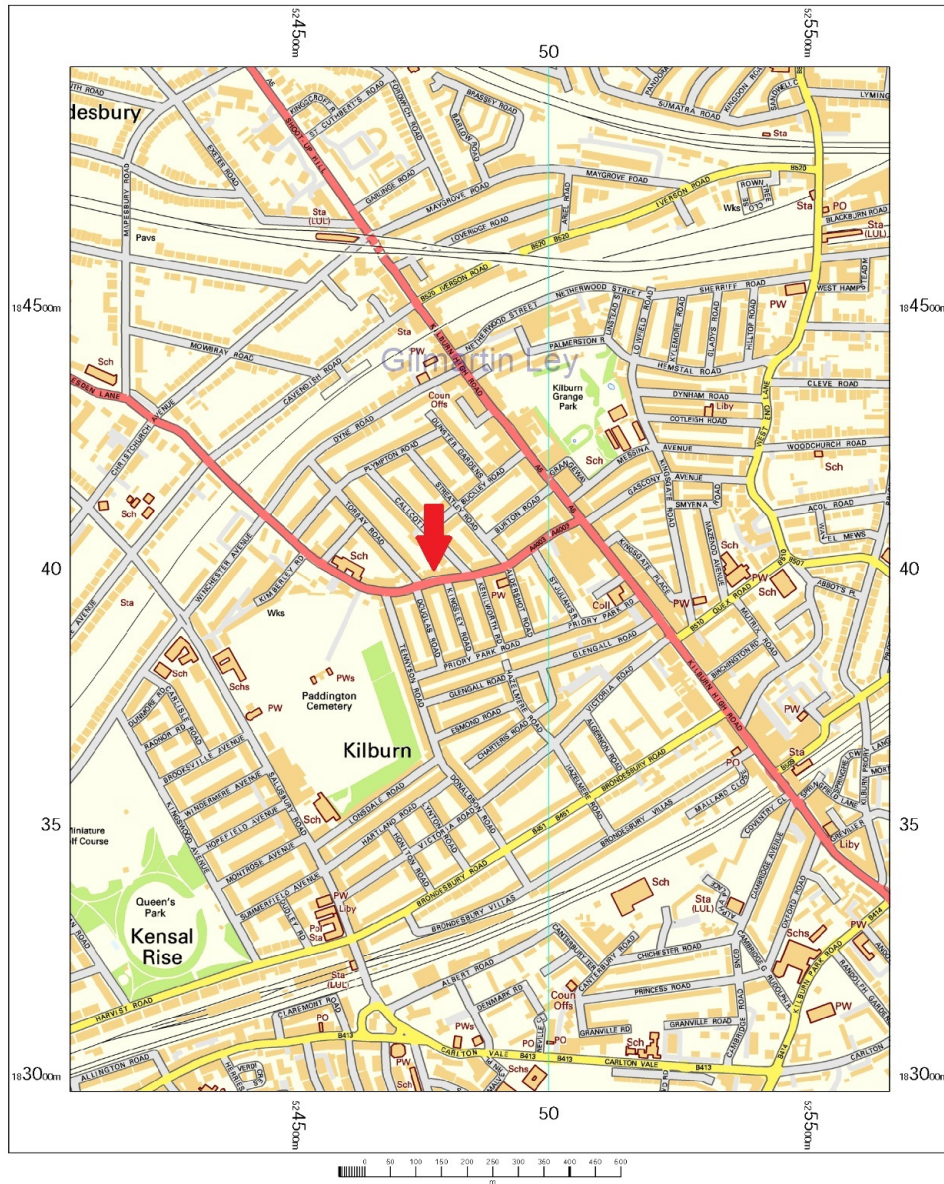
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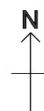
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OS Streetview
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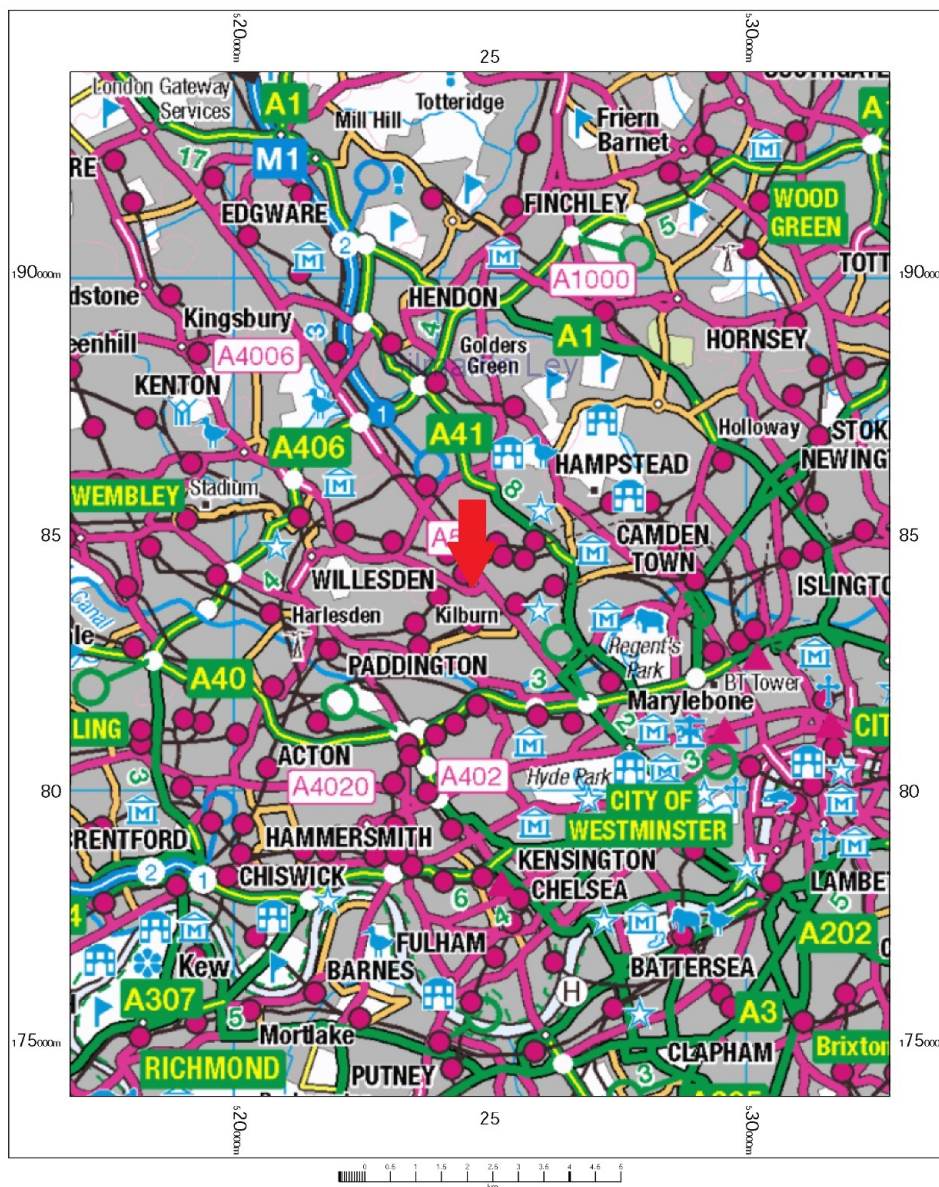
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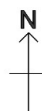
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OS 250k scale raster
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