



The Flora, 525 Harrow Road, Kensal Green, London, W10 4RH

Location

The property is located in Kensal Green on Harrow Road. The property has the benefit of good transport links with Kensal Green 0.5 miles north west of the property and Westbourne Park Station 1.2 miles. The surrounding area comprises of other licenced operators, retailers and residential dwellings. [Google Street View](#)

Description

We understand the gross approximate areas to be as follows:

Ground Floor	186 sq m	2,000 sq ft
Basement	186 sq m	2,000 sq ft
Total	372 sq m	4,000 sq ft

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of 15 years.

Planning

The premises benefit from Use Class A4 (Bar/Public House).

Rent

£50,000 per annum.

Premium

Nil premium.

Legal Costs and Confidentiality

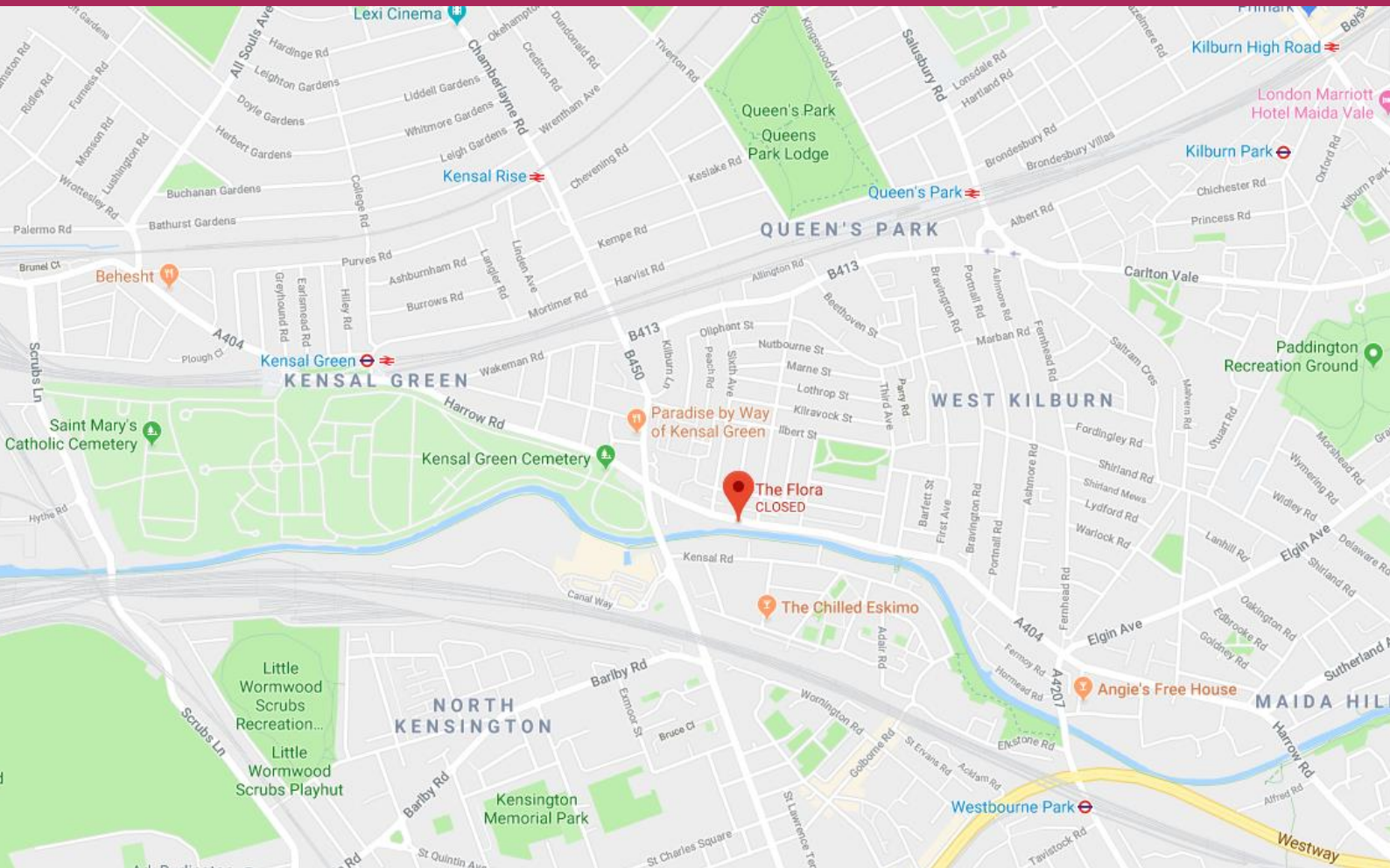
Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

Connie Start
Associate Director
0207 299 0695
cstart@dcl.co.uk

Paul Tallentyre
Executive Director, Pubs & Bars
0207 299 0740
ptallentyre@dcl.co.uk



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