



AVAILABLE TO LET

Prominent Queens Park A4 Space

76 Salusbury Road, Queens Park, London, United Kingdom NW6 6NR

Unique opportunity to rent this legendary Queens Park space

Very prominent A4 unit available to rent in this corner position in the heart of Queens Park. The property is available on a new lease for a term by arrangement. The building is full of character and represents a truly unique opportunity for an imaginative operator to create a superb pub or bar.

Queens Park is one of the coolest of NW London's villages and has become a media and design hotspot and a London Design Week hub.

Other local operators include Sainsburys, Fitness First, Alice House, Movers & Shapers, Gails and Bobs Café. The street is also home to US media giant AMC among numerous other media, fashion and technology companies.

Rent	£150,000 pa (From)
Building type	Leisure
Planning class	A4 There is a planning obligation to make the function / community room available to local groups Monday-Thursday 12:00 to 22:00
Secondary classes	D1
Size	5,272 sq ft
Lease type	New
Lease details	A new lease is available for a term by arrangement. More information is available in the data room.

Marketed by: Dutch & Dutch, Davis Coffey Lyons

For more information please visit:

<https://realla.co/m/12125-prominent-queens-park-pub-76-salusbury-road>



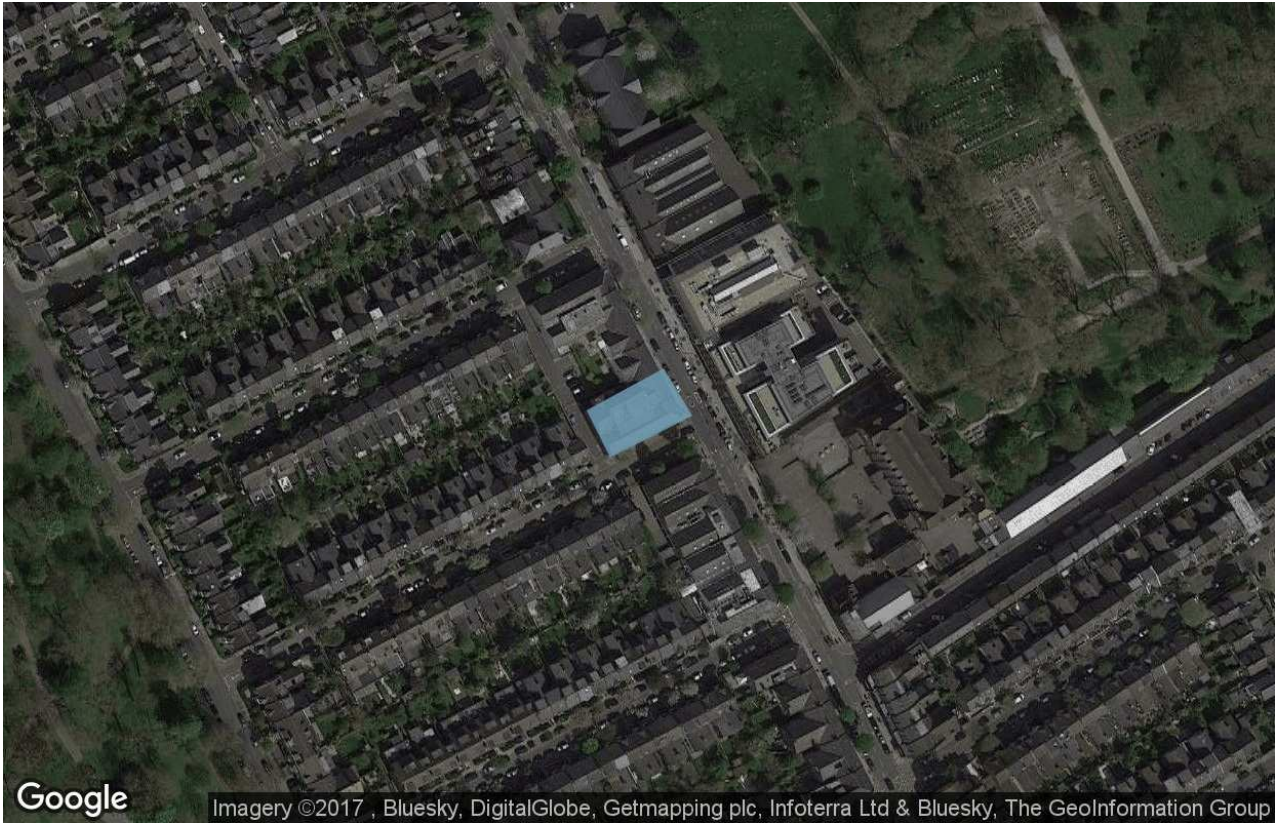
Prominent location and street frontage on the corner of
Salisbury Road and Hopefield Avenue

Building full of character with high ceilings and original
features

A4 pub use with added attraction of a function / community
room and the opportunity to be at the heart of the local
community

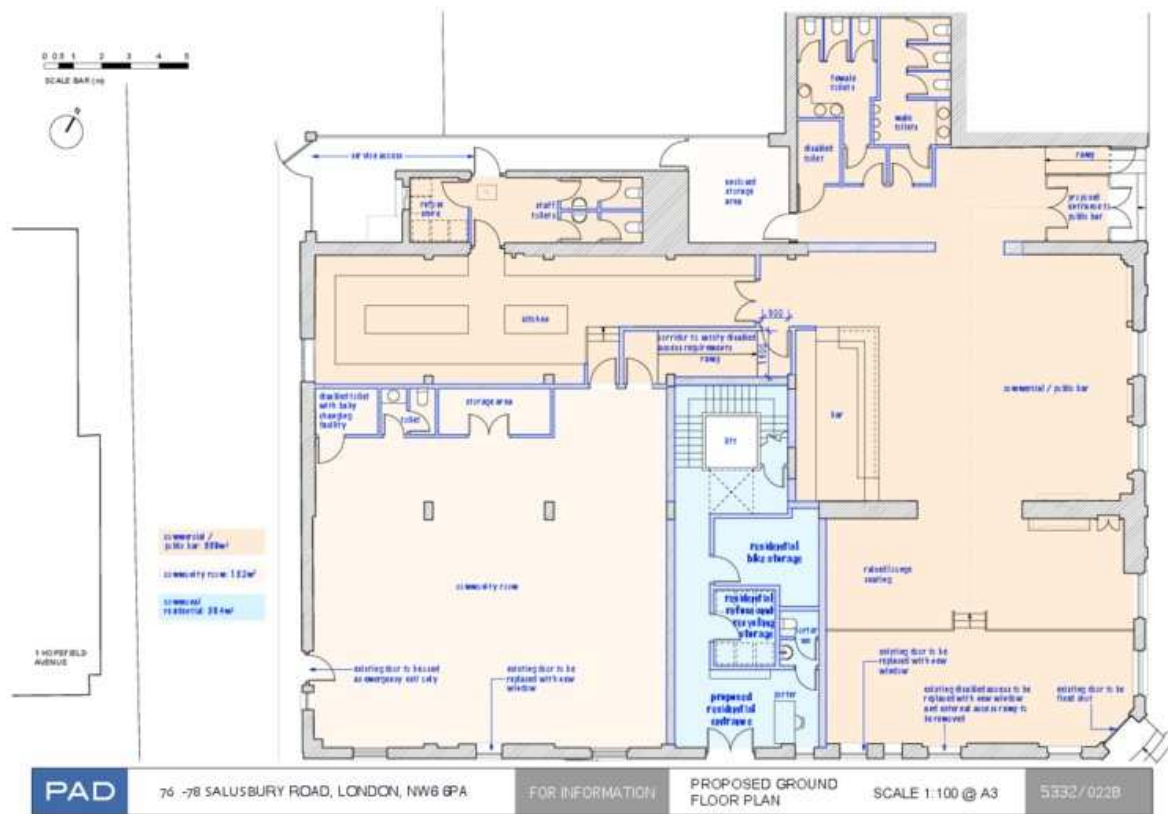
Building to be redeveloped and refurbished

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Data provided by Google

Unit	Floor	Sq ft	Sq m
Public Bar	Ground floor	3,638 GIA	337.98 GIA
Function / Community Room	Ground floor	1,636 GIA	151.99 GIA
Total size		5,274	489.97



Location overview	Queens Park has become one of London's most popular out of town 'villages'. Home to some of the UK's most well known celebrities as well as successful media, design and creative people. The business community of the area is also thriving with lunch time trade booming in local restaurant and bars.
Airports	London Heathrow 11.7m, London City 11.5m, London Luton 24.3m
National rail	Queens Park (London) 0.2m, Brondesbury Park 0.3m, Brondesbury 0.6m
Tube	Queens Park 0.2m, Brondesbury Park 0.3m, Brondesbury 0.6m
Physicals	Architect PAD
Viewings	By appointment with the Landlords agents Dutch & Dutch and Davis Coffey Lyons.
Legal costs	Each party to bear their own legal costs
Planning class	A4
Secondary planning class	D1
Lease summary	A new lease is available for a term by arrangement. More information is available in the data room.



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