

# Lot 7, 96-98 Kilburn High Road, Kilburn, London, NW6 4HS

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Retail Investment with part vacant upper floors

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail Investment with part vacant upper floors

- Double fronted shop let to Holland Barrett Retail Ltd
- Change of use potential of the vacant part upper floors (subject to consents)
- Immediate Asset Management Opportunities
- Holland & Barrett in occupation since 2012
- Close to Kilburn High Road (London Overground), Kilburn Park (Bakerloo line), Kilburn (Jubilee Line)
- Popular vibrant north-west London location
- Directly opposite 33,000 sq. ft. retail & leisure development due for completion in Q4 2026
- Nearby occupiers include M&S Foodhall, McDonalds, Sainsbury's, Argos, Primark, Poundland, Boots, Greggs, Pret A Manger & Popeyes.

#### Lot

7

#### Auction

6th May 2026

#### Rent

£100,200 per Annum Exclusive  
Plus 1,369 sq. ft. Vacant Opportunity

#### Sector

High Street Retail, Development

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles north of Central London, 1 mile south of West Hampstead, 1 mile north west of St John's Wood

#### Roads

A5, A41, M1, A406

#### Rail

Kilburn High Road (London Overground), Kilburn Park (Bakerloo line), Kilburn (Jubilee Line)

#### Air

London Heathrow Airport

### Situation

The property is situated in a highly visible and strong trading position on Kilburn High Road (A5), close to its junction with Willesden Lane. Kilburn High Road forms part of the A5, a major arterial route linking London's West End with North West London and Edgware. The property also benefits from close proximity to a number of nearby Overground and Underground stations within walking distance. Directly opposite the property lies the The Terrace at Kilburn Square, a new 33,000 sq ft retail & leisure development due for completion in Q4 2026. The area benefits from a high occupancy rate with nearby occupiers include M&S Foodhall, McDonalds, Sainsbury's, Argos, Primark, Poundland, Boots, Greggs, Pret A Manger & Popeyes.

### Tenure

Freehold.

### Description

The property comprises a double fronted retail unit arranged on the ground floor with ancillary accommodation to the basement and part first floors. The upper floors above 98 Kilburn High Road (98a), are currently vacant, providing immediate asset management and change of use opportunities. The property may further benefit from development or extension at the first and second floor to the rear of 98a in line with precedent on the adjoining buildings, subject to obtaining the necessary consents. The upper floors above 96 Kilburn High Road (96a), provide residential accommodation and have been let on a long lease.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
96-98 Kilburn High Road	Ground Basement Part First	Retail Ancillary Ancillary	243.68 141.11 37.43	(2,623) (1,519) (403)	HOLLAND & BARRETT RETAIL LIMITED (1)	5 years from and including 28/02/2023	£100,000
98a Kilburn High Road	Part First Second Third	Former Dentist	44.03 38.74 44.40	(474) (417) (478)	VACANT	-	-
96a Kilburn High Road	Part First Second Third	Residential 1 x 1 bed flat 1 x 4 bed flat	-	-	INDIVIDUALS	199 years less one day from and including 26/07/2023	£200
<b>Total Approximate Floor Area</b>			<b>549.39</b>	<b>(5,914)</b>			<b>£100,200</b>

N.B. The floor areas provided for 98A Kilburn High Road are Gross Internal Areas.

(1) Holland & Barrett are one of Europe's largest health and wellness retailers, supplying a wide range of vitamins, minerals, health supplements, specialist foods and natural beauty products. The company holds over 7,800 employees across Europe and more than 1,600 stores across 19 Countries. For the year ending 30th September 2024 Holland & Barrett Retail Limited (CRN: 02758955) reported a Turnover of £645,665,000., Pre-Tax profits of negative (£72,119,000) and Net Assets of £368,610,000 (Source: Holland & Barrett Retail Limited Annual Report and Financial Statements as published at Companies House 03/03/2026).

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## Contacts

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2024

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