



PUB/BAR TO LET KENSAL GREEN

**THE FLORA, 525 HARROW ROAD,
KENSAL GREEN, LONDON, W10 4RH**



Location:

The subject property is located in Kensal Green on Harrow Road within the Borough of Westminster. The surrounding area is densely populated and affluent. Kensal Green Station (Bakerloo Line and London Overground) is located nearby.

Nearby occupiers include a mix of well-established tenants including restaurants and cafés.

Accommodation:

The unit is arranged over the Ground Floor, Garden and Basement and has the following approximate net internal areas:

Ground Floor:	1,402 sq. ft. (130.25 m²)
Garden:	806 sq. ft. (74.88 m²)
Basement:	1,041 sq. ft. (96.71 m²)

Use:

The premises benefits from Sui Generis planning consent. Alternative uses may be considered subject to planning.

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rent:

£65,000 per annum exclusive.

Premises Licensing:

Monday to Thursday:	10:00AM – 00:00AM
Friday & Saturday:	10:00AM – 00:30AM
Sunday:	11:00AM – 23:00PM

Rates:

The current rateable value is £14,500 with effect from 1st April 2026 ([VOA Link](#)).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

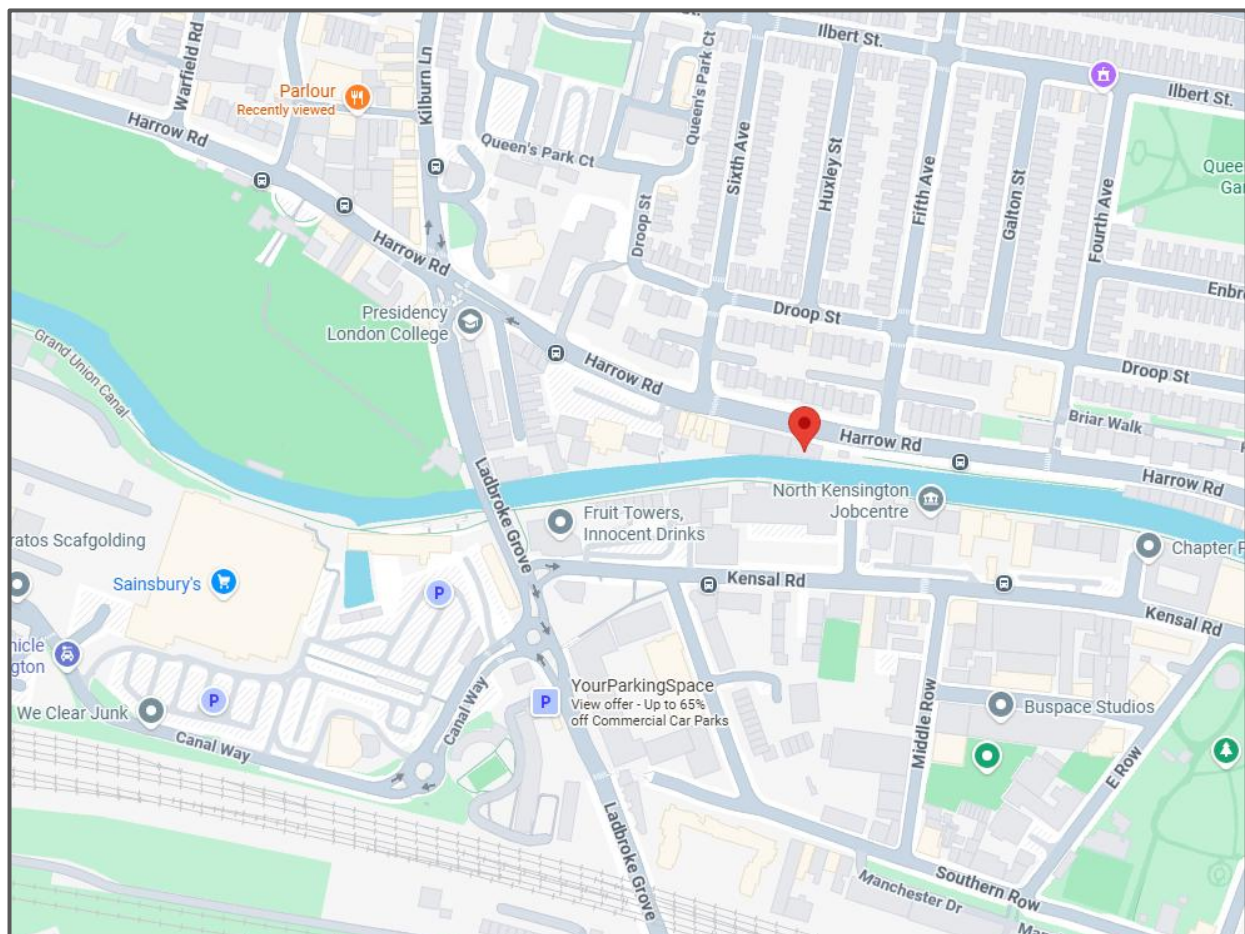
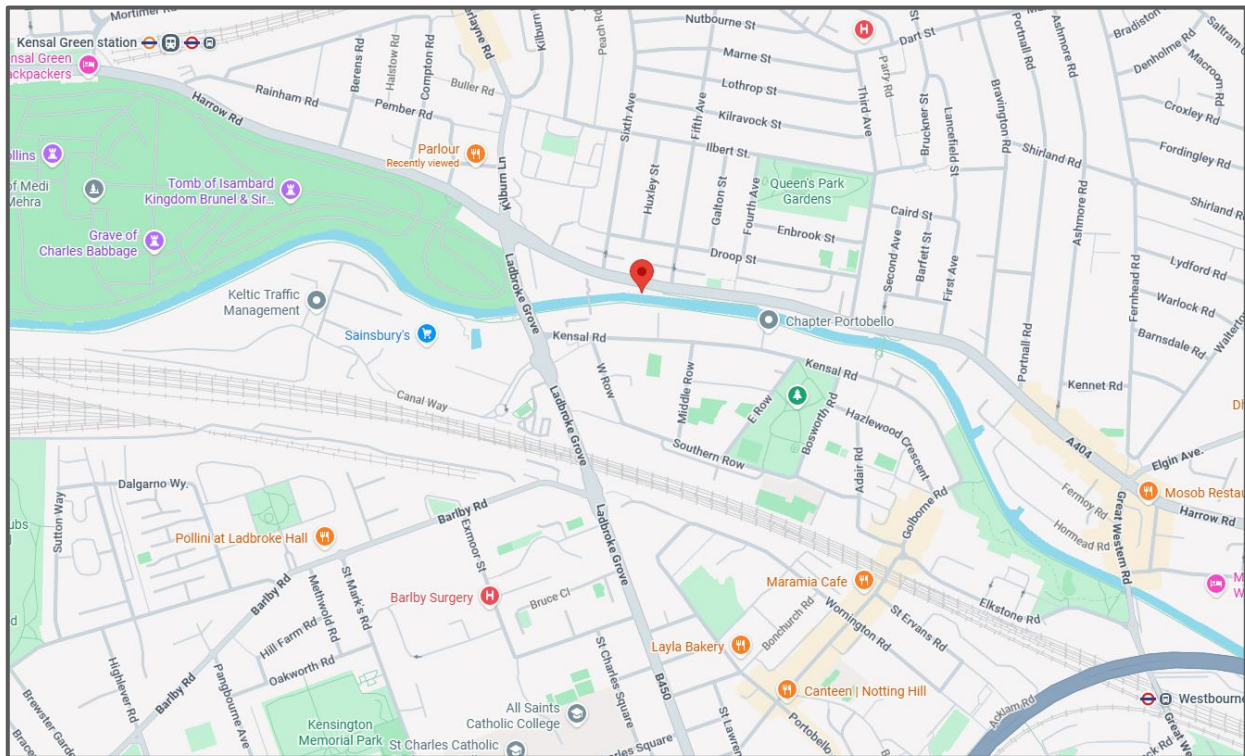
Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Kyle McGuire
kyle@jenkinslaw.co.uk



Location Map:



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars Jenkins Law Ltd, any joint agents involved, and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.