



## 44-46 High Road

London, NW10 2QA

### Double Fronted Restaurant – Lease for Sale

**3,091 sq ft**

(287.16 sq m)

- Fully fitted restaurant
- Italian / Mediterranean concept
- Prominent position on Willesden High Road
- Nearby occupiers include Gails, German Doner Kebab & Domino's.

# 44-46 High Road, London, NW10 2QA

## Summary

<b>Available Size</b>	3,091 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise a fully fitted restaurant with approx. 100 covers. The premises underwent an extensive refurbishment approx. 2 years ago and thus present excellently throughout. The site presents a unique opportunity for a restaurant/leisure concept in a thriving area.

## Location

The premises are situated in a prime position on Willesden High Street which is bustling with a mixture of local and national retailers. Willesden Green Station is within 0.3 miles of the premises which is served by the Jubilee Line.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,565	145.39	Available
Lower Ground	941	87.42	Available
Unit - Garage	68	6.32	Available
Outdoor - Garden	27.60	2.56	Available
<b>Total</b>	<b>2,601.60</b>	<b>241.69</b>	

## Terms

It is envisaged that matters will progress by way of an assignment of our clients existing leases subject to new leases being agreed with both landlords.

## Lease

44 High Road is occupied by way of a lease for a term of 20 years from 04/02/08 to expire on 3 February 2028 thus there is approx. 3 years remaining. The current passing rent is £26,000 and the lease is granted inside the Landlord & Tenant Act 1954 part II thus our client has rights to a new long-term lease under the Act.

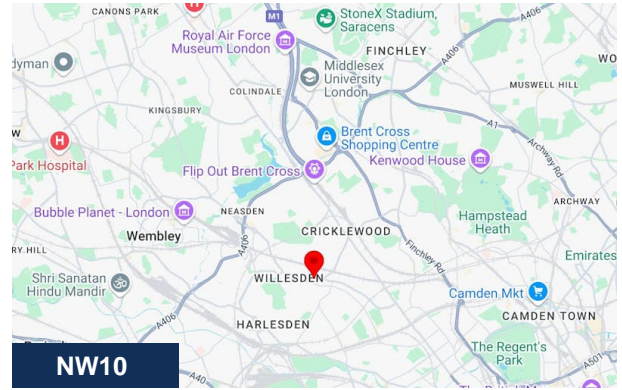
46 High Road is occupied by way of a lease for a term of 25/11/24 for a term of 16 years to expire on 24 November 2031 thus there is approx. 6 years remaining. The current passing rent is £21,000 and the lease is granted inside the Landlord & Tenant Act 1954 part II thus our client has rights to a new long-term lease under the Act.

## Premium

A premium is sought for the benefit of the fixtures and fittings and goodwill associated with the premises. Premium on Application.

## Video

- Marketing Video - <https://vimeo.com/1026534492>



## Viewing & Further Information



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# High Road, Willsden, London, NW10

Approximate Area = 3037 sq ft / 282.1 sq m

Garage = 54 sq ft / 5 sq m

Total = 3091 sq ft / 287.1 sq m

For identification only - Not to scale

