



**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

Available Size	3,091 sq ft
Rates Payable	£20,958 per annum Combined rates for 44 & 46
Rateable Value	£42,000
EPC Rating	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 restaurant/leisure concept opportunity in a thriving area. In addition, the premise has an alcohol licence and a late-night operation licence.

The business rates are split between numbers 44 & 46. For 44 High Road the rateable value is £24,250, and the annual business rates are £12,100.75. For 46 High Road the rateable value is £17,750, and the annual business rates are £8,857.25.

## 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
Total	2,601.60	241.69	

## Terms

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

## Lease

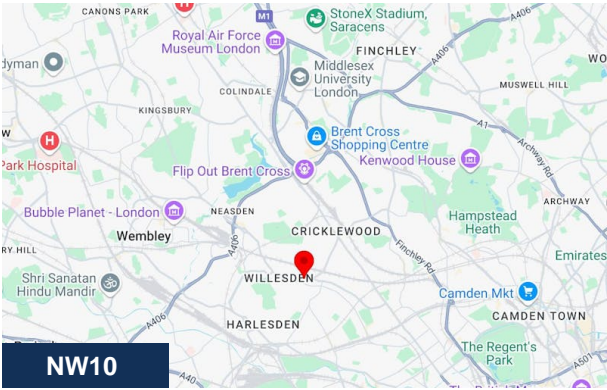
44 High Road is occupied by way of a lease for a term of 20 years from 04/02/08 to expire on 3 February 2028 thus there is approx. 3 years remaining. The current passing rent is £26,000 and the lease is granted inside the Landlord & Tenant Act 1954 part II thus our client has rights to a new long-term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



## Viewing & Further Information



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk



**Finlay Milnes**  
020 8429 9009 | 07522 700 508  
finlay@davidcharles.co.uk

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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

