



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. 2 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



Tom O'Malley

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/02/2026







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

