david charles
property consultants

LEASE ASSIGNMENT

44-46 High Road

Willesden, NW10 2QA

Double Fronted Restaurant – Lease for Sale

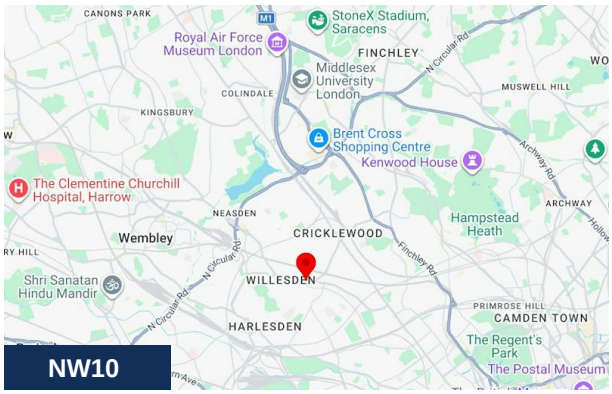
3,091 sq ft
(287.16 sq m)

- 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, Willesden, NW10 2QA

Summary

Available Size	3,091 sq ft
Rates Payable	£24,840 per annum Combined rates for 44 & 46
Rateable Value	£57,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
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. 1.5 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. 5 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

Viewing & Further Information

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A premium of £100,000 is being 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

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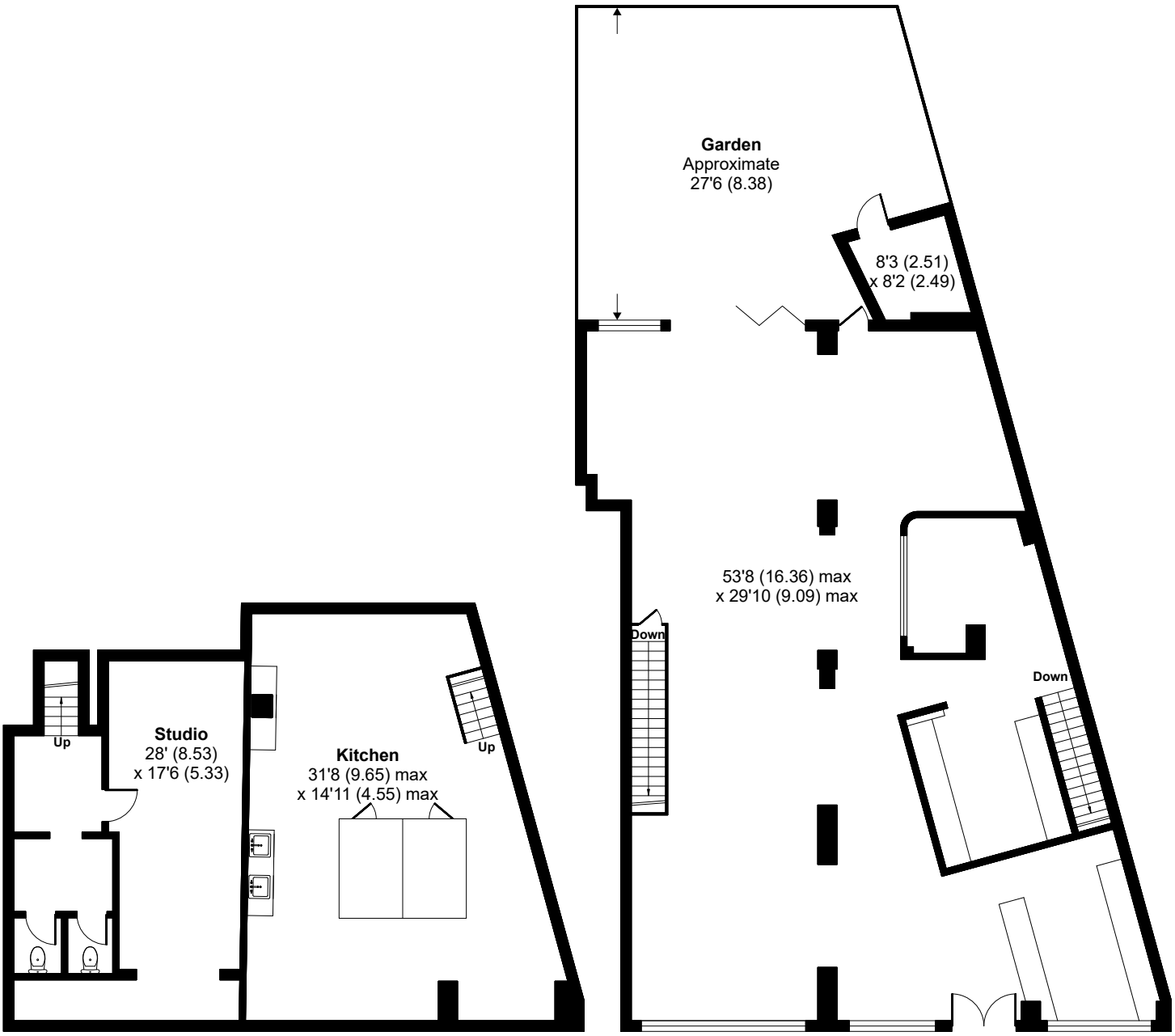
BISTRO RESTAURANT

LAF

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



LOWER GROUND FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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