



Empire Estates are pleased to bring to market an A3 licensed commercial unit spreading across 800 sq ft. Located on Willesden High Road, this is a great opportunity for someone looking to take on an established restaurant or turn it into a food business of their choice.

Upon entering, you have a seating area that accommodates for 60-70 people leading onto a W/C, the kitchen area and then following on to the store room + office. The end of the shop has a flat roof and there is potential to have an outdoor seating area or a studio flat STPP.

If you would like to visit & have a chance to secure this opportunity, Call now to arrange a viewing.



Leasehold :	25 Years
Premium :	£74,995.00
Yearly Rent:	£16,000.00
Business Rates :	£2,000
Weekly revenue :	£5,000.00
Licence :	A3



12-14 High Road | Willesden | NW10 2QG

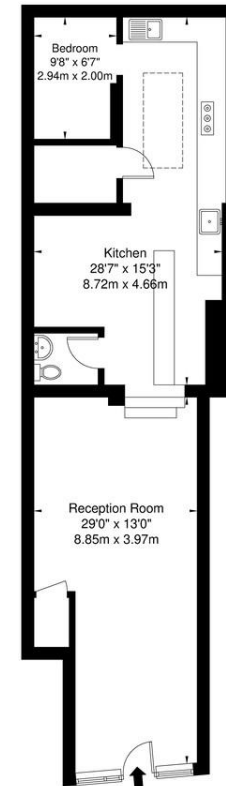
Sales | 020 8459 7777 Lettings | 020 8459 2600

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[www.empire-estates.com](http://www.empire-estates.com)

## High Road, NW102RY

Approx. Gross Internal Area = 73.7 sq m / 793 sq ft



Ground Floor

Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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