

## Walm Lane, Willesden Green, London, NW2

To Rent - £413 pw



**, 61 sq. meters, Restaurant, Furnished**

An Excellent opportunity to acquire a well-established Italian Restaurant for sale in a prime position.

The premises size: 86 sq. m (Ground floor & basement)

Capacity: 30 covers (seats)

Included within the restaurant are: 5 fridges, 3 bar fridges, 5 freezers, fully fitted air conditioning system, fully fitted bar and installed CCTV. The premises also benefits from 1 parking space and extra storage and access from the rear.

Lease - Brand New Lease

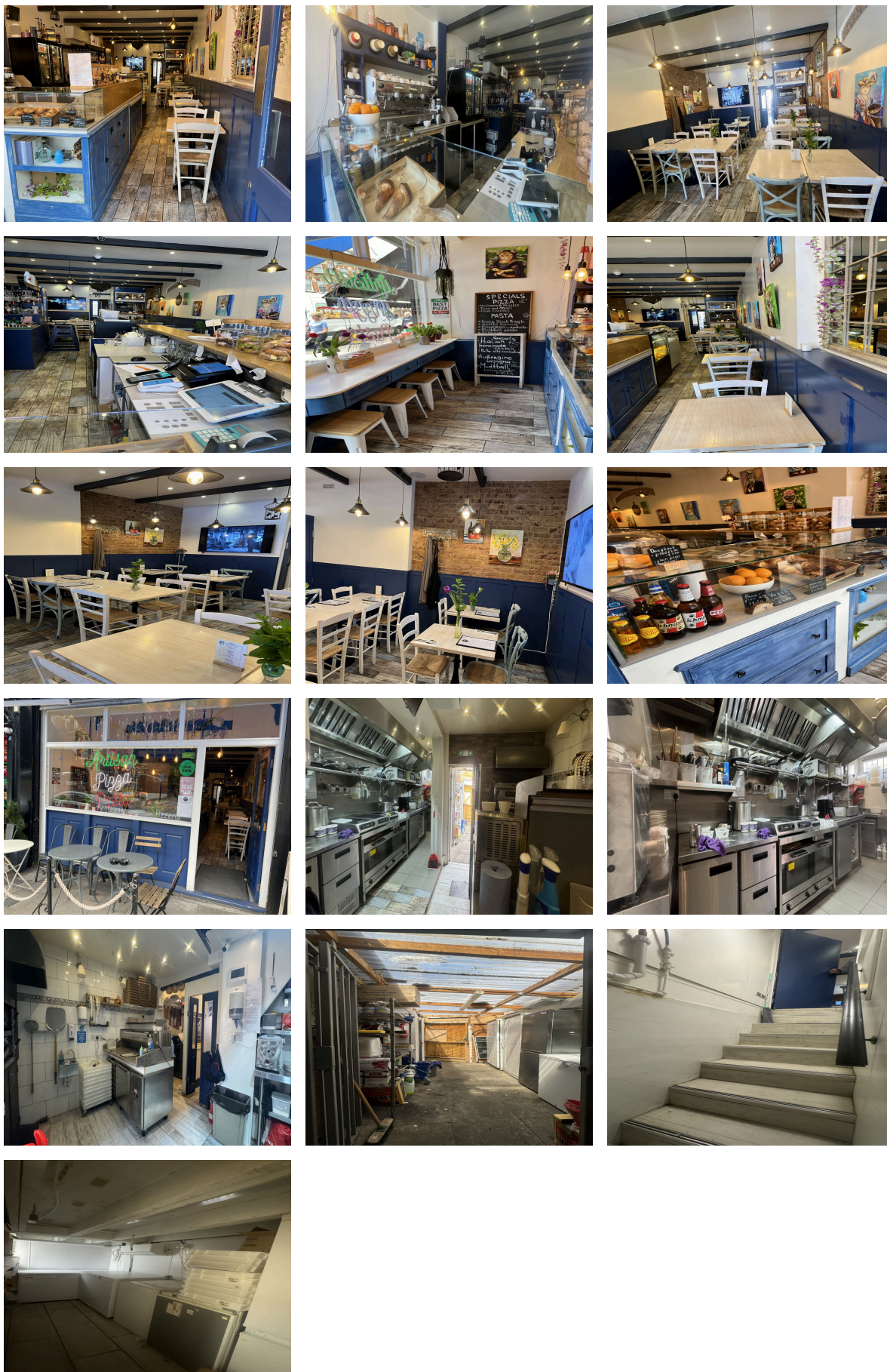
Rent: £25,000 p/a After the new lease

Premium: £90,000

Rates: £5500 p/a

Interested parties should make their own enquiries.

Please note charge a £750 fee for the processing of referencing, administration and laundering.



**Contact**

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**IMPORTANT NOTICE FROM ANDERSONS ESTATES**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.