

## Harrow Road, Wembley, London, HA9

To Rent - Must be seen £347 pw



### , 91 sq. meters, Retail Shop

Established Business for Sale- Prime Location

The Premises are fully fitted and trading, making it ideal for an owner operator or investor looking to take over an existing business with immediate potential.

business boasts a well-stocked inventory featuring a diverse range of products .

The store is designed with a clean and modern layout, ensuring a pleasant shopping experience.

This business has been successfully established for over last three years. Within that time, the owner has consistently focused on delivering quality service and maintaining a strong customer base. The competitive landscape in the area includes approximately 98 square meters of competing retail space dedicated to Pound Express.

The store is available for Lease Assingment,with the asking price of £30,000 premium.

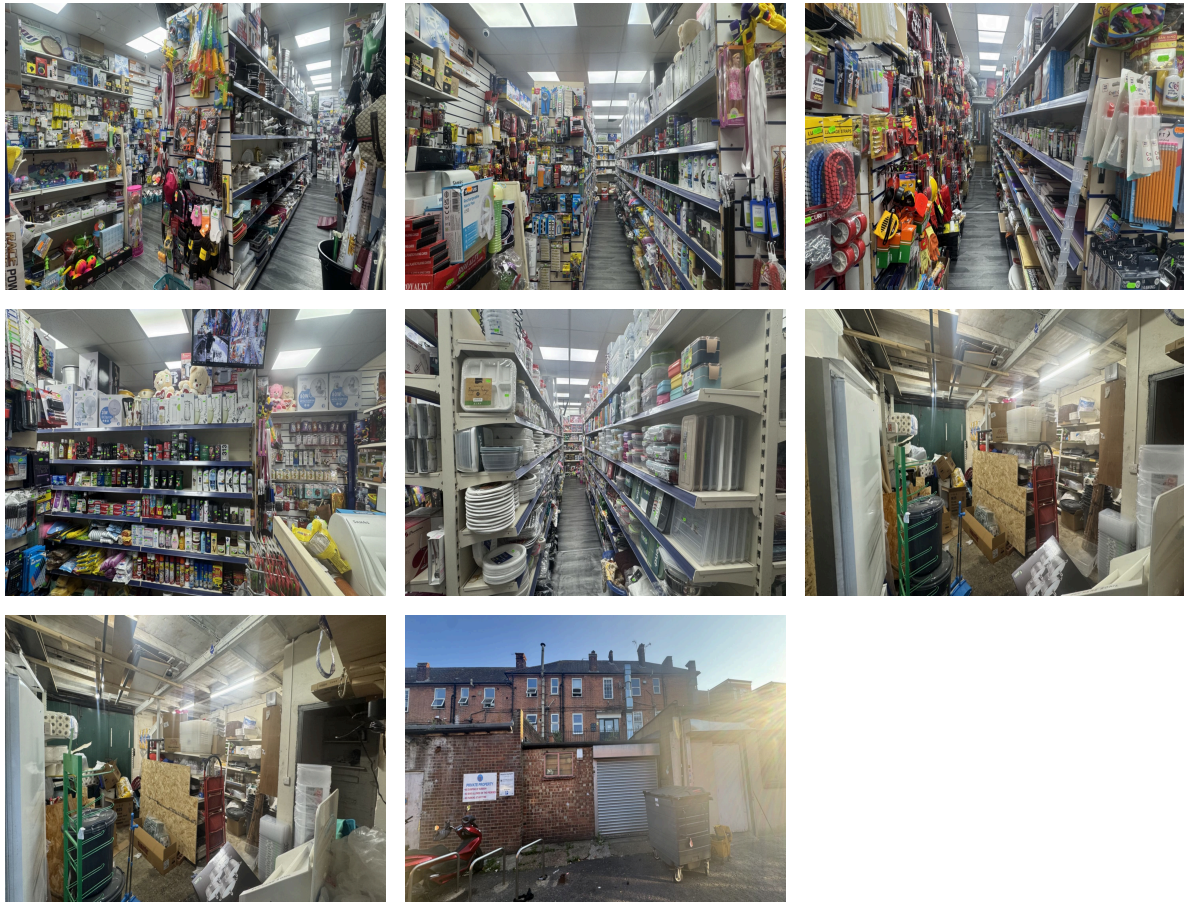
Lease Left - Approximately 7 year ( Assingment)

Turnover: Approximately £2,400 per week ( subject to verification)

Rent : £1500 c/m

Rates : £265 c/m

Insurance and Service charge £96 per c/m

**Contact****A:** Andersons Estates**T:** 020 8830 4114**E:** info@andersonsestates.co.ukReference: **AND\_004978****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.