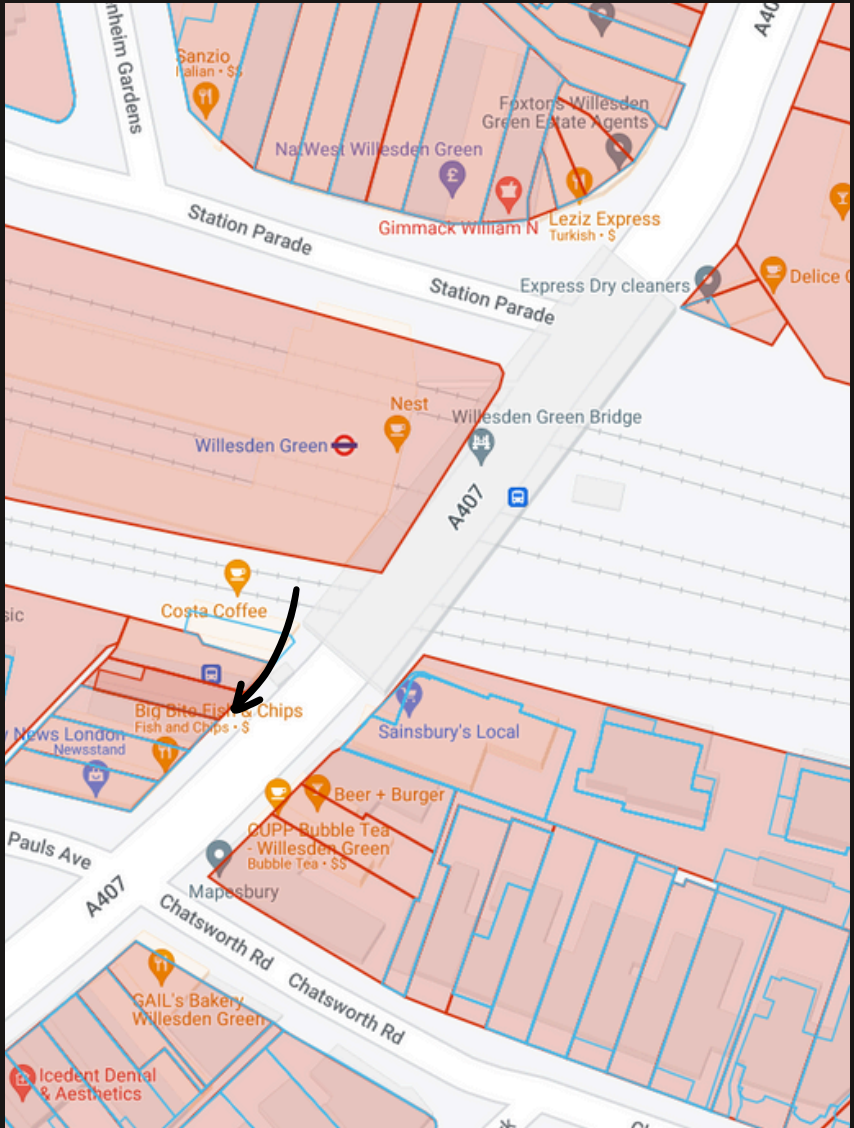


CLASS E - LEASE FOR SALE

43 Walm Lane, Willesden Green, Brent, London, NW2 4QU





LOCATION

The unit is ideally located in a busy parade adjacent to Willesden Green tube station. Nearby operators include Gail's , Beer + Burger, Nest, Sainsbury's and numerous independent operators. Willesden Green is served by the Jubilee line with trains to Bond Street Station in 13 minutes.

Link to Google Street View [HERE](#)

DESCRIPTION

The existing coffee operator have been trading successfully from this location since 2012 and continues to trade. The property would therefore be ideal for an independent coffee operator who would benefit from the existing fixtures and fittings and longstanding goodwill, or other uses within Class E.

ACCOMMODATION

The premises are arranged over the ground floor only with the approximate floor areas:

Ground floor - 600 sq ft/ 55.7 sq m

LEASE

Available by way of an assignment of the existing 15 year lease expiring in May 2026. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54 and that a lease extension may be possible. The passing rent is £24,000 pax.

PREMIUM

All offers invited to exclude the coffee machine, grinder and other branded and personal items.

BUSINESS RATES

Rateable Value - £12,500

UBR - 0.499

Rates Payable - £6,237.5 (excluding any relief - see below)

The Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

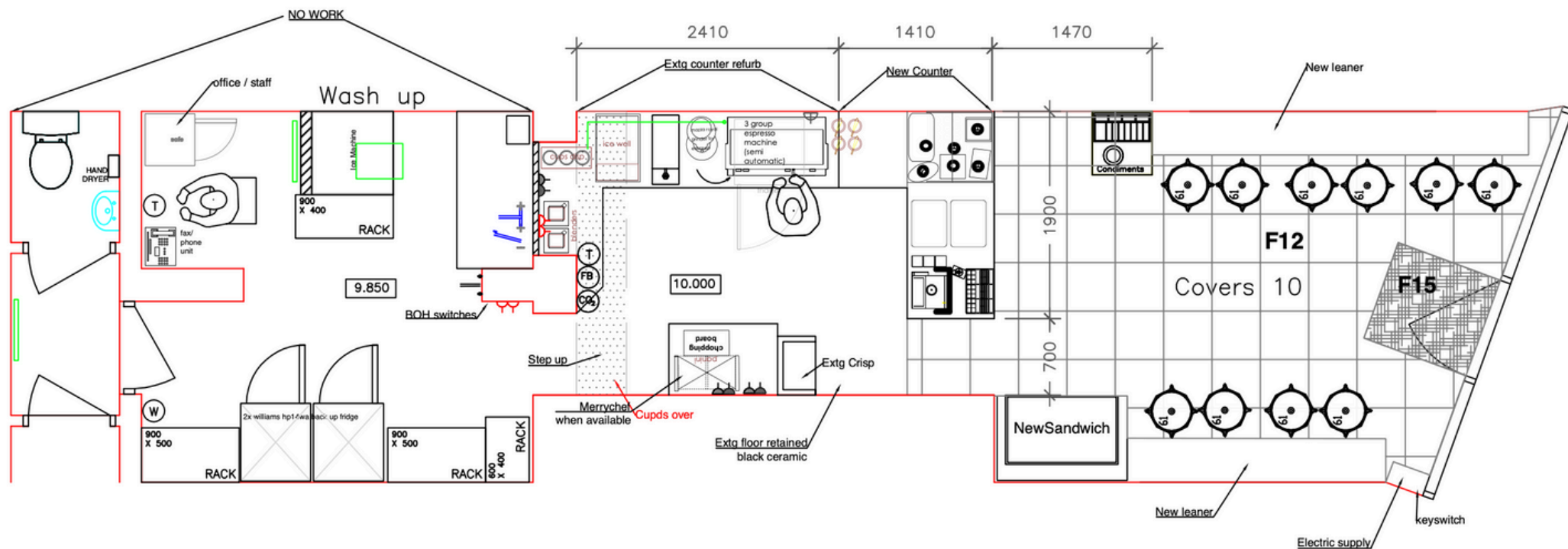
FURTHER DETAILS

Marc Rogers

07816 764653

marc@mkrproperty.co.uk

<http://www.mkrproperty.co.uk>



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment