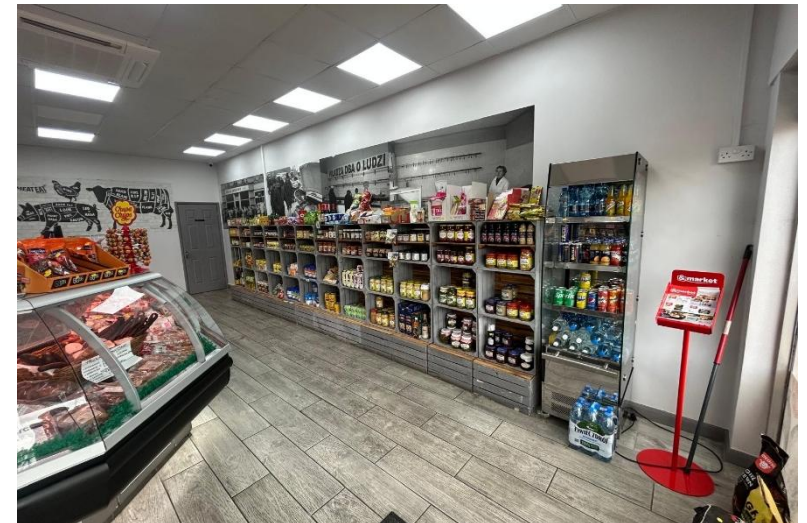




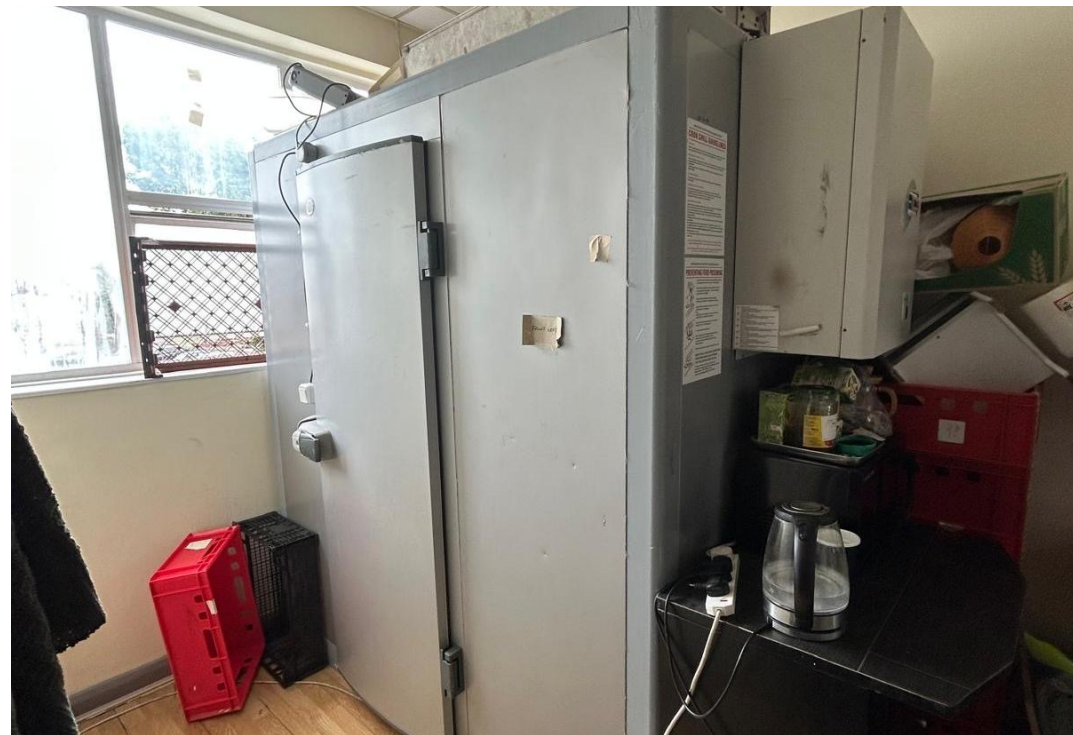
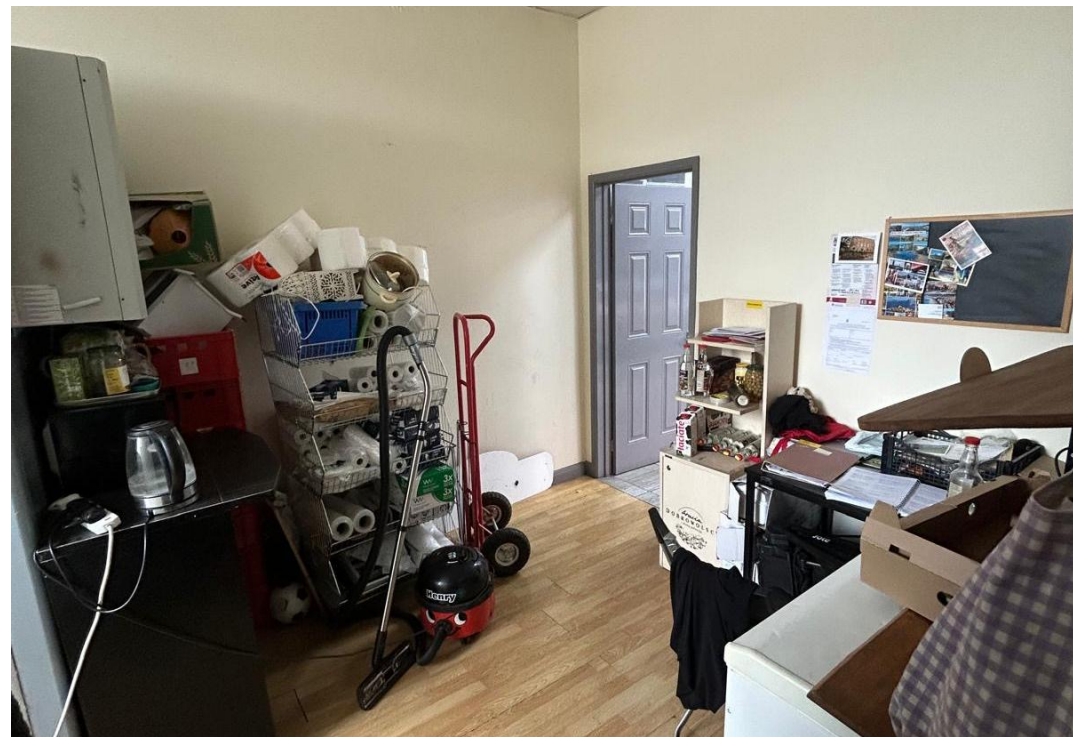
....

EXCELLANT CONDITION | WELL MAINTAINED | LAMINATED FLOORING | SPACIOUS THROUGHOUT | LEASE FOR SALE

**£323 per week**









## Andersons Estates

17a Walm Lane, Willesden Green, London, NW2

020 8830 4114 | [info@andersonsestates.co.uk](mailto:info@andersonsestates.co.uk) | [www.andersonsestates.co.uk](http://www.andersonsestates.co.uk)

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

### Butchers shop

#### Profitable, Well-Established Shop in Prime Location.

Ease for sale in the heart of Rayners Lane in the region of 710 ft<sup>2</sup> with electric shutters, tiled floor, LED lights, cool display counter with refrigerated storage, epos till, scales, mincer, drinks display fridge (glass fronted upright double-door), glass fronted upright triple door freezer, snacks display fridge (glass fronted upright double-door), CCTV system

This property boasting a prime location opposite the London Underground station with high foot traffic.

#### Polish Butcher Shop:

- Lease hold £70,000
  - Rent £16,800 p/annum
  - Strong customer base and annual turnover of £150,000
  - Opportunity to expand and grow the business
- # Business rates Nil  
# Stock £7,000

