



Franbels Market 189 High Road, Willesden Green, NW10

£72,000 Per Annum

MAPESBURY

£72,000

per annum

- Former Supermarket For Sale
- Double-Fronted Windows
- Lease 15 years approx.
- Prime Location
- Close to Underground
- Size: 1802 Sq Ft (168 Sq Ft)
- Modern Newbuild Unit
- Class E Use/3 Phase Power
- CCTV Security
- Rare Investment
- Bus Links
- Outside Landlord Tennant Act

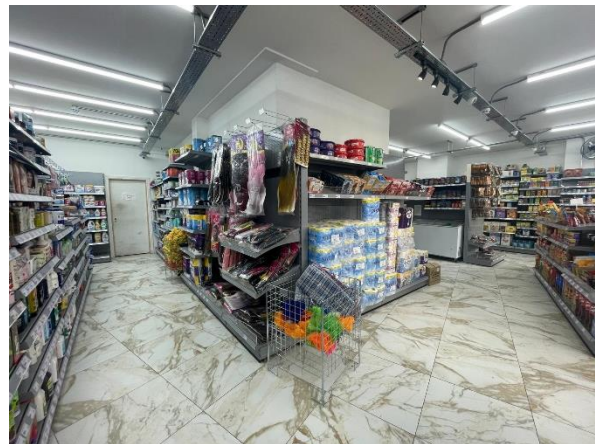
Former Supermarket is now available for reassignment of lease. Presented on the Ground floor of a luxury new build double fronted retail unit on a prime location 'Willesden High Road' in NW10. This is a modern, bright commercial space, located on the busy Willesden High Road with a floor to ceiling windows facing onto the busy Willesden High Road to offer maximum visibility from the street.

The property benefits from 3 phase power, has a ceiling height of 11ft and offers an immense usable space with plenty of potential for a discerning investor. Located on the bustling Willesden High Road with plenty of footfall, this is an outstanding opportunity for a thriving business. The unit has an E use class and will therefore be of great interest to retail operators.

Please note: the Landlord will not consider any hot food related use.
Rent: £72,000.00 Per Annum No VAT
Lease offered outside the Landlord & Tennant Act
Goodwill: £230,000.00 + Stock £60,000.00
Rent Deposit: 6 months £36,000.00

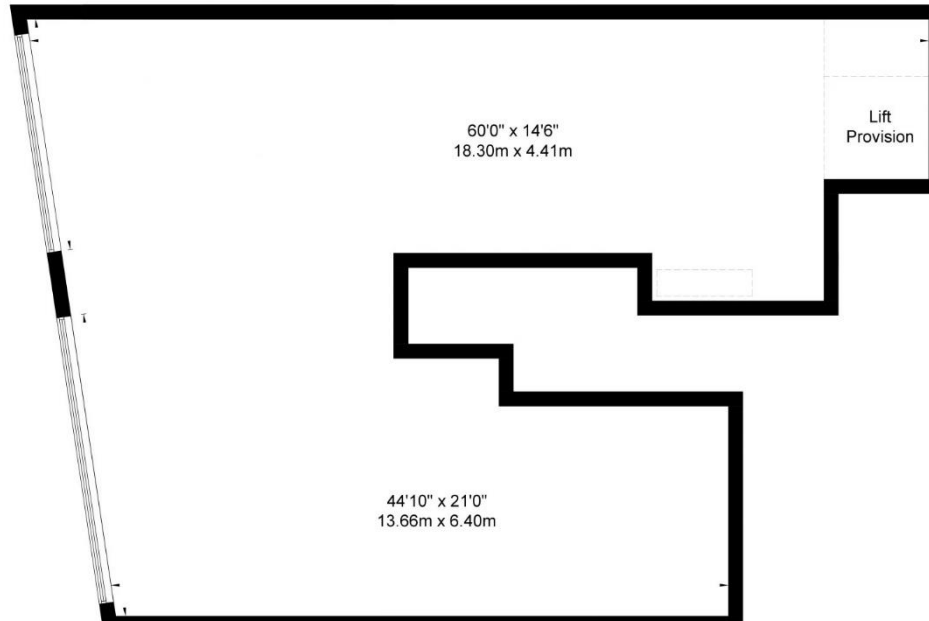
Nearest Station: Dollis Hill (Jubilee Line)

All viewings strictly via prior appointment with Mapesbury in NW2



189 High Road NW10 2SD

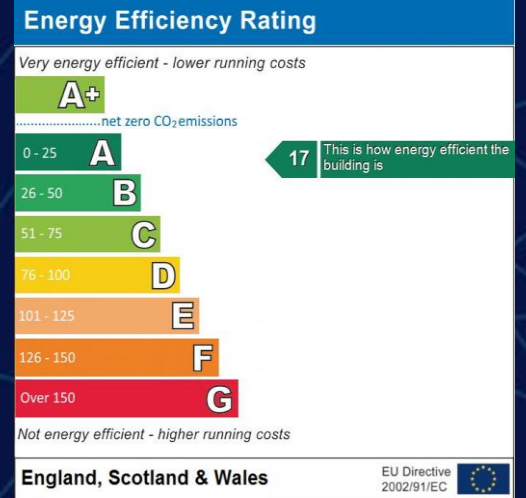
Approx. Gross Internal Area = 1802 Sq Ft / 168 Sq M



Ref

Copyright **BLEU PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk