



25a Walm Lane, Willesden Green, NW2 5SH

£23,000 Per Annum

MAPESBURY

Must be seen £23,000 per annum

- Restaurant For Sale
- Fully Fitted Kitchen
- Pizza Oven|Pasta Station
- Premium £120K
- Close to Underground
- Prime Location
- Basement Space
- Coffee Machine|Ice Cream Machine
- Rent £23K Per Annum
- Size: 1087 Sq Ft (101 Sq M)

Former Italian Restaurant 'Cavallino' available for assignment of lease and sale of goodwill.

This affluent restaurant is presented over 2 floors including the ground floor and the basement which can be used for storage purposes.

The demise is arranged as Ground Floor: Entrance counter, main customer seating area (14 tables serves 44 customers approx.), Customer WC, Kitchen Area with Pizza/Pasta Station and Rear Storage.

Fixtures, Fittings, commercial items included in the sale: Coffee machine, Pizza oven/ice cream machine, Fridge freezers, Meat cutter.

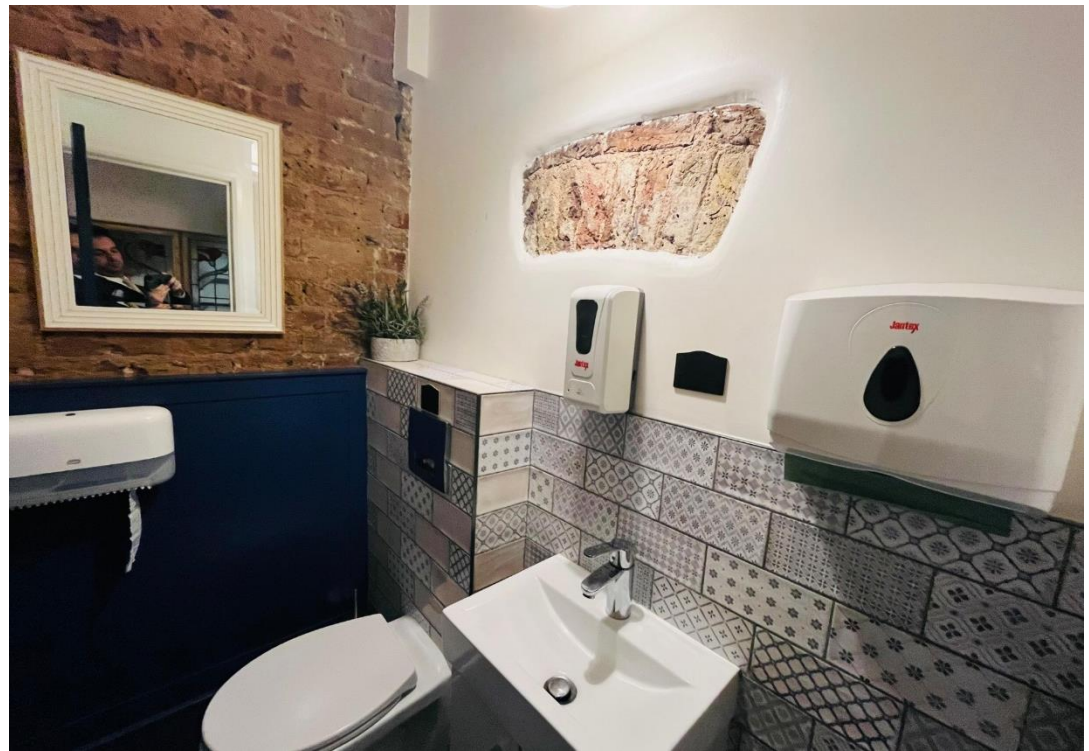
Approximate Size: 1087 Sq Ft (101 Sq M)
EPC Rating: 32

Rent: £23,000.00 Per Annum
Business Rate: approx. £200.00 per quarter
Premium 'Goodwill': £120,000.00

Professional Fee of £2000+VAT applies

All enquiries and viewings must be directed to Mapesbury.





Energy Efficiency Rating

Very energy efficient - lower running costs

A+

.....net zero CO₂ emissions

0 - 25

A

26 - 50

B

51 - 75

C

76 - 100

D

101 - 125

E

126 - 150

F

Over 150

G

Not energy efficient - higher running costs

32 This is how energy efficient the building is

England, Scotland & Wales

EU Directive
2002/91/EC



MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

[mapesburyproperty.co.uk](https://www.mapesburyproperty.co.uk)