



PROPERTY CONSULTANTS

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## FULLY LICENCED RESTAURANT LEASE FOR SALE



### PARK PARADE, LONDON, NW10 1214.44 SQ FT (112.82 SQ M)

- Location:** Situated on Park Parade, Harlesden which runs between High Street and Harrow Road (A404). Close to the main shopping and dining district of Harlesden Town Centre. Willesden Junction station is just a short walk away.
- Description:** Comprising a Mediterranean style restaurant with a rustic feel. The restaurant has a very large following and benefits a late licence. The premises has 60 covers plus a bar area and additional outdoor dining with a further 40 covers. The property has a fully fitted kitchen and 2 WC's.
- Lease:** Held on a 15 year lease from 2004 at £14,500 pa with 5 yearly rent reviews.
- Premium:** £85,000 is sought for the goodwill, fixtures, fittings and equipment
- Business Rates:** London Borough of Brent -£5,000 payable 2006/2007. Interested parties should make their own enquired via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.
- Viewing:** **By Appointment only Via Sole Agent Claridges  
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