

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

High Road, Willesden Green, NW10 2RX

£2,000 PCM

Subject to Contract

- Established corner bakery business
- Rear workstation of bakery with own entrance
- Ideal cooking kitchen to supply

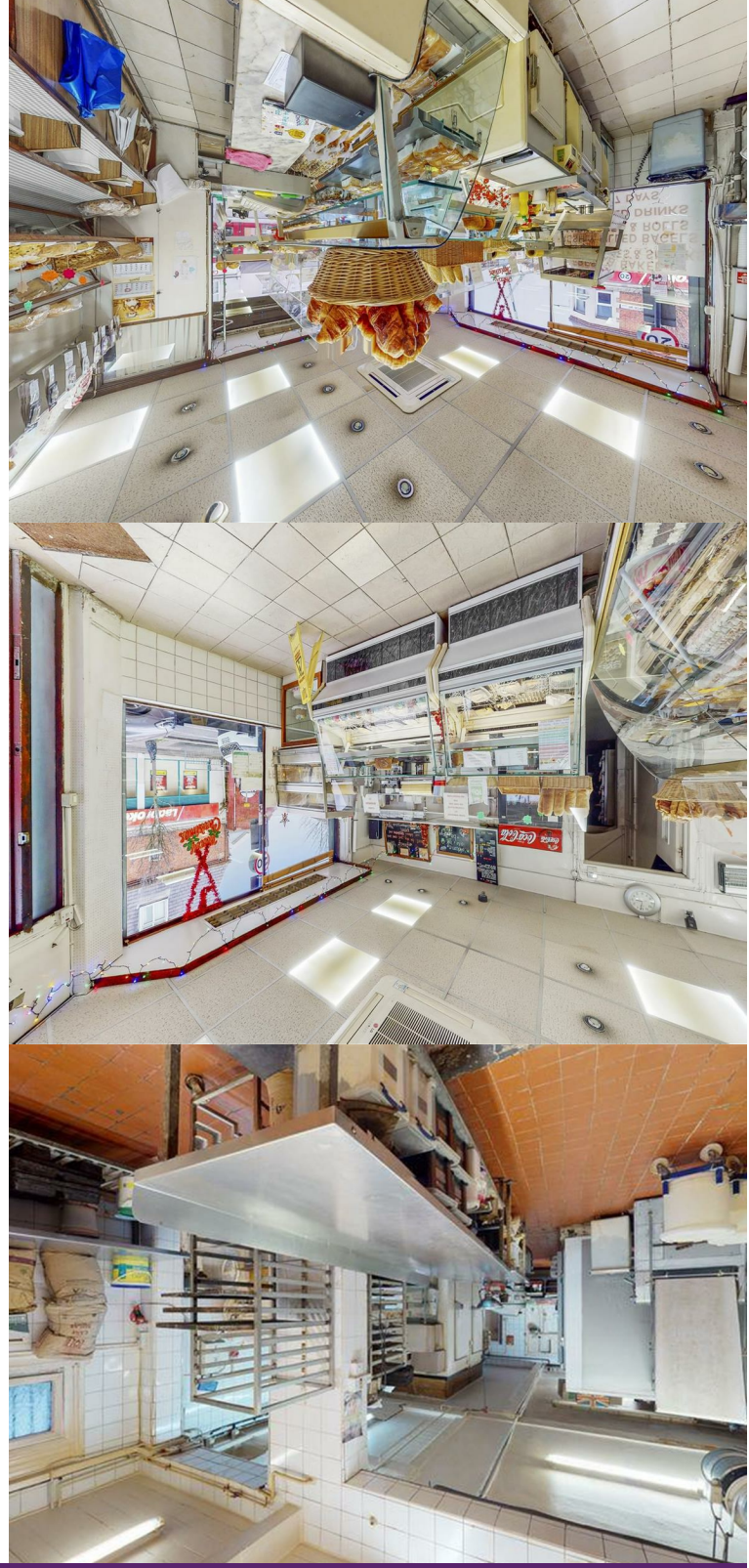
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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High Road, NW10 2RX

A business presently running with a shop front and rear work unit with its own entrance... on a distinct and imposing corner, in the heart of the buzzing and continually improving location. The property offers over 1620 sq ft of ground floor shop/office/works to the back with its own entrance, and W.C. All the equipment is included, ideal kitchens for supplying online food deliveries

Opportunity to obtain a fully fitted, established bakery within the area since 1938... on a distinct and imposing corner, in the heart of the buzzing and continually improving the location. The property offers over 1620 sq ft of ground floor shop with preparation offices behind, and W.C's. All the equipment is included bread slices, freezers and fridges, a hot display machine, and food displays maintaining the food.

High Road is a main artery into London, on the cusp of North West & West London, with plenty of transport connections, a complete high street of potential business, with a high residential area behind, and a lot of shops and offices to supply.

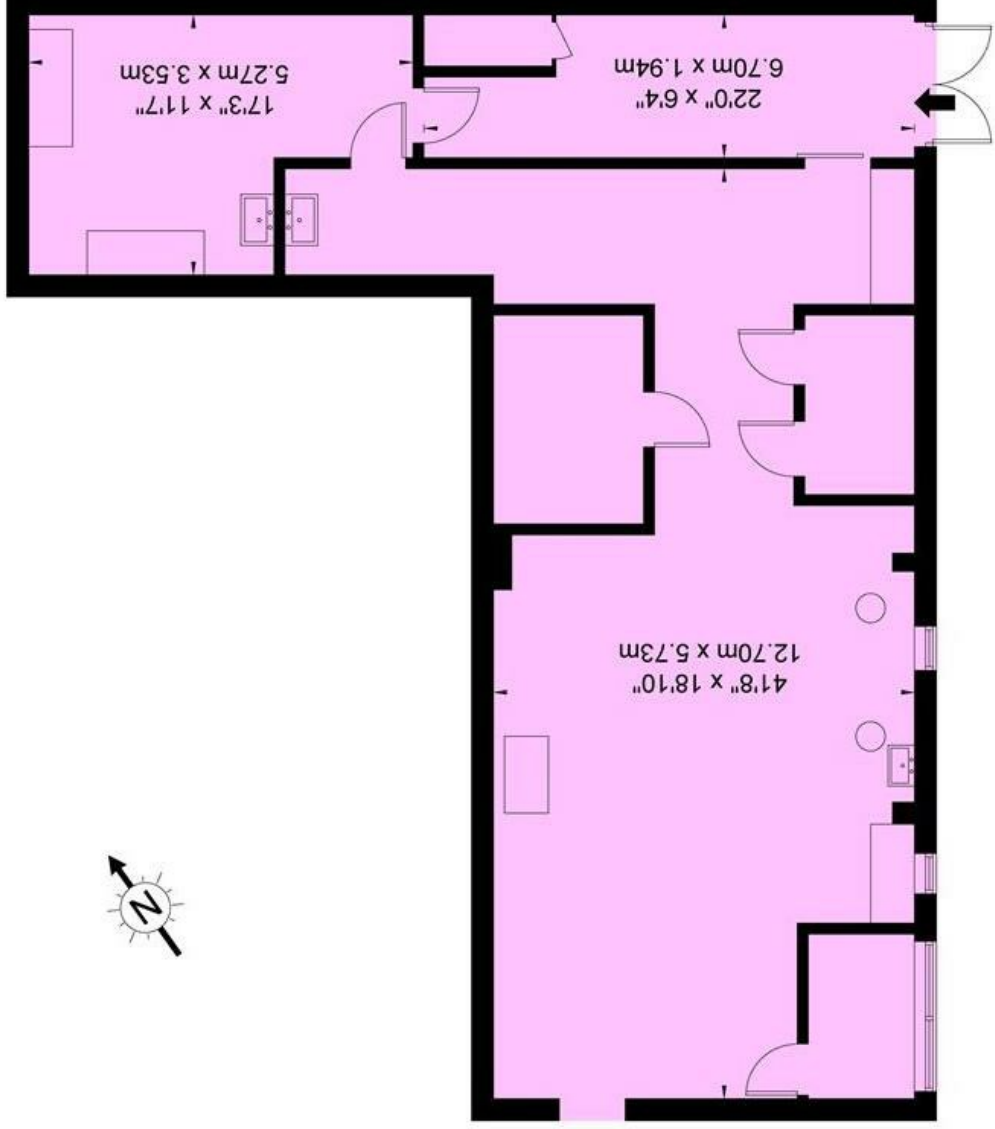
Negotiable new lease and a PREMIUM of £35,000

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Edwards Bakery, High Road, NW10 2RX

Approx Gross Internal Area = 107.6 sq m / 1158 sq ft



Ref
BLEU
PLAN

Ground Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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