



517 Pinner Road, Harrow, HA2 6EH
£18,500 Per Annum



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This established pizza shop on the High Street in North Harrow presents a lucrative opportunity for investors and business owners. The business has been operating successfully now achieving a turnover exceeding £250,000 per annum. With a premium of £120,000 all fixtures and fittings are included, allowing for a seamless transition into ownership. Additionally, the current stock levels consistently stand between £5,000 - £10,000.

Spanning 686 square feet, the shop features a modern, customer-friendly seating area, a fully equipped kitchen with high-quality appliances, ample storage space, and essential back-of-house facilities such as a toilet. The property also offers front and rear exits for easy access and deliveries, as well as a dedicated parking space for added convenience. The rent is set at £18,500 per annum, exclusive of VAT, Business Rates, and all other outgoings.

The new owner has the option to either continue operating under the successful LaPino'z brand or introduce a new brand to the premises. The lease is valid until September 2030, with the option to extend, or a fresh lease could be considered.

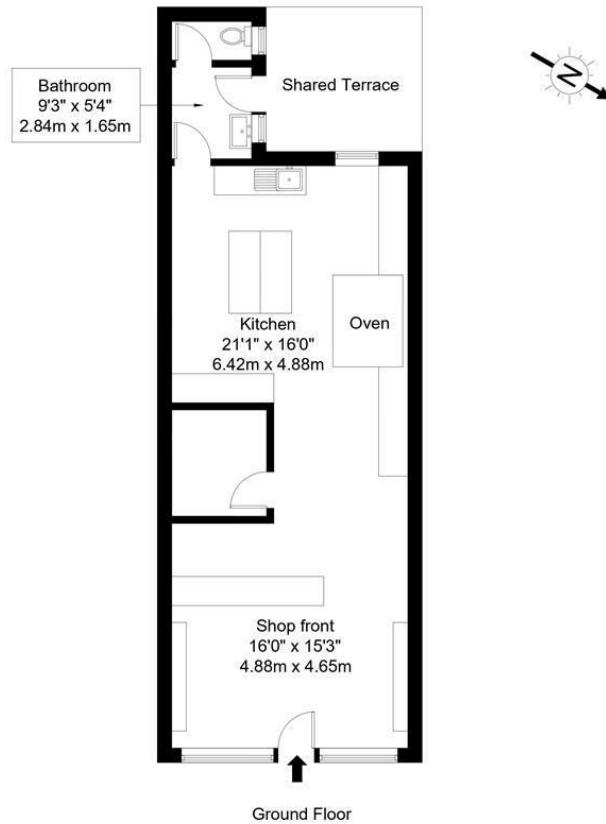
This property is ideal for those looking to step into a profitable business with growth potential. For more information or to arrange a viewing, please contact us at the earliest.



Floor Plans

Pinner Road, HA2 6EH

Approx Gross Internal Area = 63.74 sq m / 686 sq ft



Ref :

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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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Area Map



Energy Performance Graph

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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	○

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		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	○

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