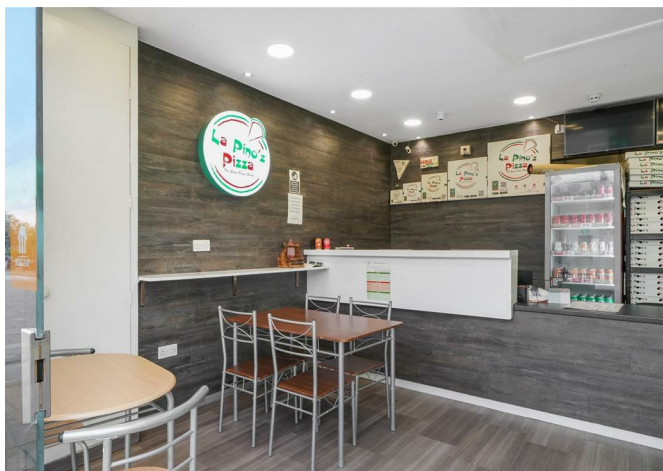
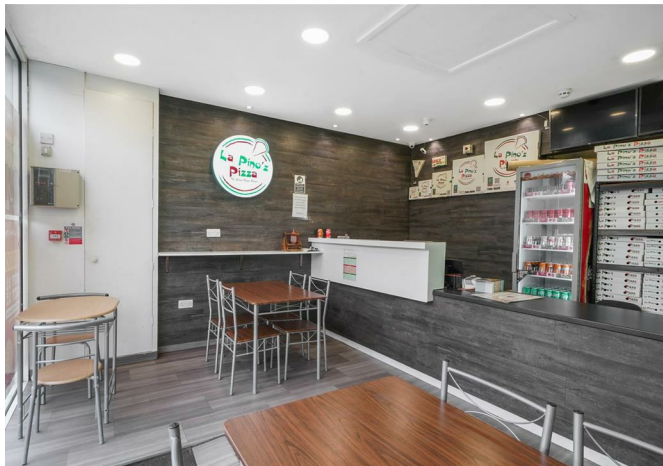




517 Pinner Road, Harrow, HA2 6EH  
£18,500 Per Annum



517 Pinner Road, Harrow, HA2 6EH

**£18,500 Per Annum**

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

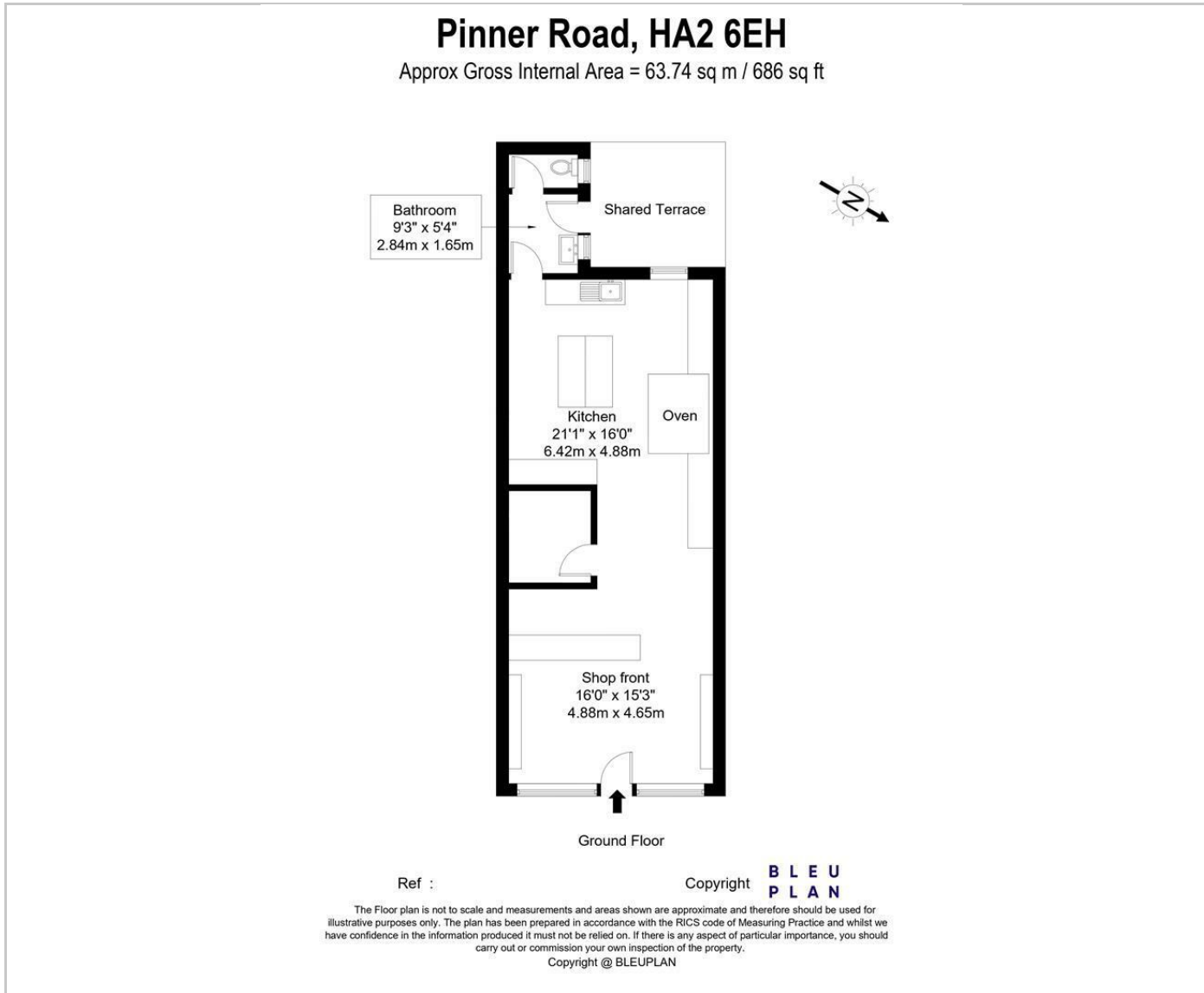
Spanning 686 square feet, the shop features a modern, customer-friendly seating area, a fully equipped kitchen with high-quality appliances, ample storage space, and essential back-of-house facilities such as a toilet. The property also offers front and rear exits for easy access and deliveries, as well 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's 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.

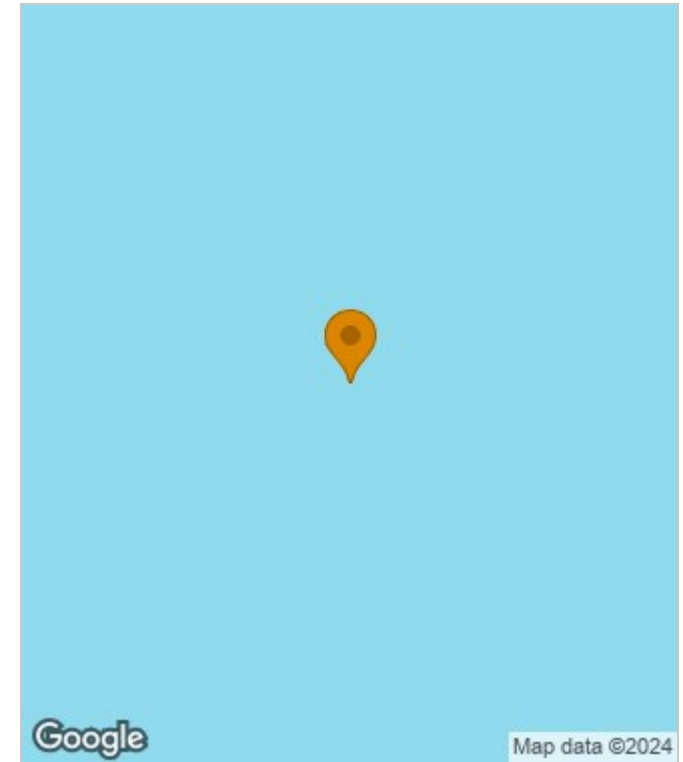
This property is ideal for those looking to step into a profitable business with growth potential. For more information or to arrange a viewing, please contact us at the earliest.



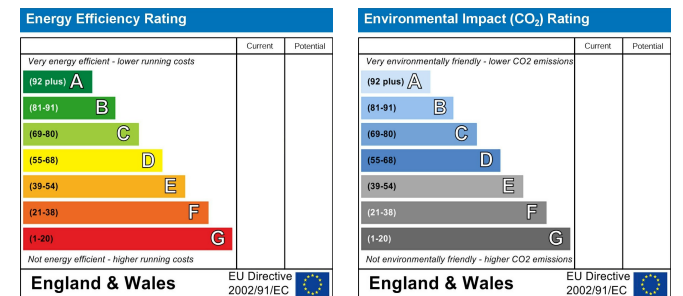
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.