

Craven Park Road, London, NW10 4LX

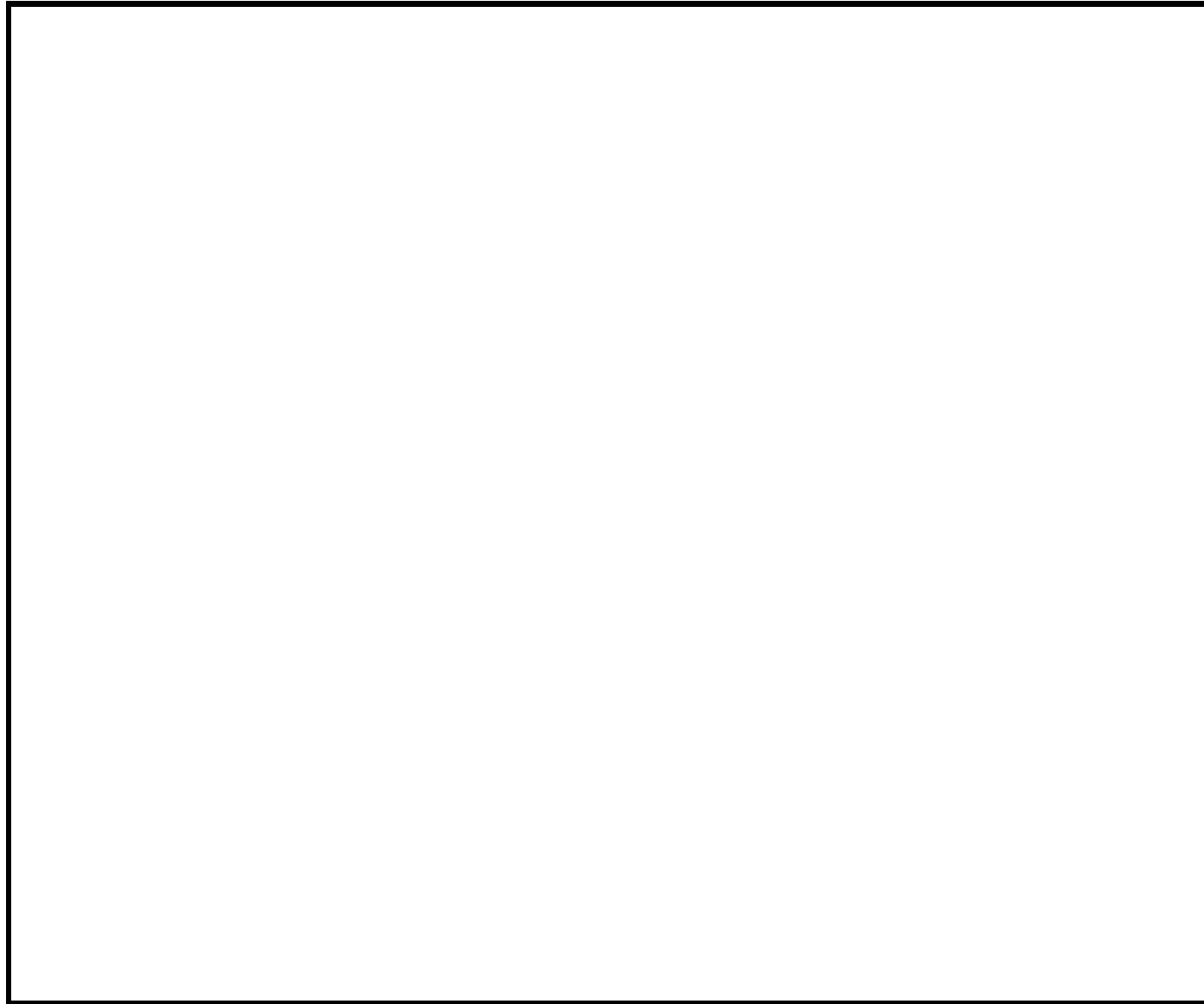
£1,250



KEY FEATURES:

pleased to offer this prime an exceptional business opportunity awaits in the prime located coffee shop on the busy High St this well-established café has successfully served the dynamic commuter trade .and local community . This sale presents a unique chance to acquire a business with a proven track record and solid foundations. The decision to sell is solely due to the owner's relocation out of the UK . This is a great opportunity to purchase a reputable enterprise with a loyal customer base.

15 years remaining on the current lease with fixed rent
Business rate is ZERO.
Business for sale: £50,000.



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 (CO₂) 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		

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Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.