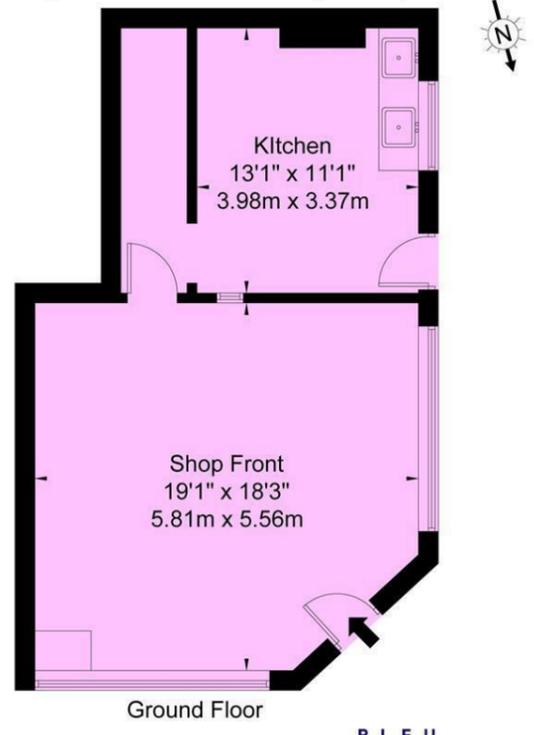


**Edwards Bakery, High Road Willesden, NW10 2RX**  
Approx Gross Internal Area = 49.2 sq m / 529 sq ft



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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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**High Road, Willesden Green, NW10 2RX**

**O.I.R.O £275,000**  
Subject to Contract

- Established corner bakery business
- Ideal cooking kitchen to supply
- Rental £32,000 at present rising too £38,000 per annum in 2028
- Rear workstation of bakery with own entrance
- Upstairs 8 rooms for income producing in excess of £50,000



## High Road, NW10 2RX

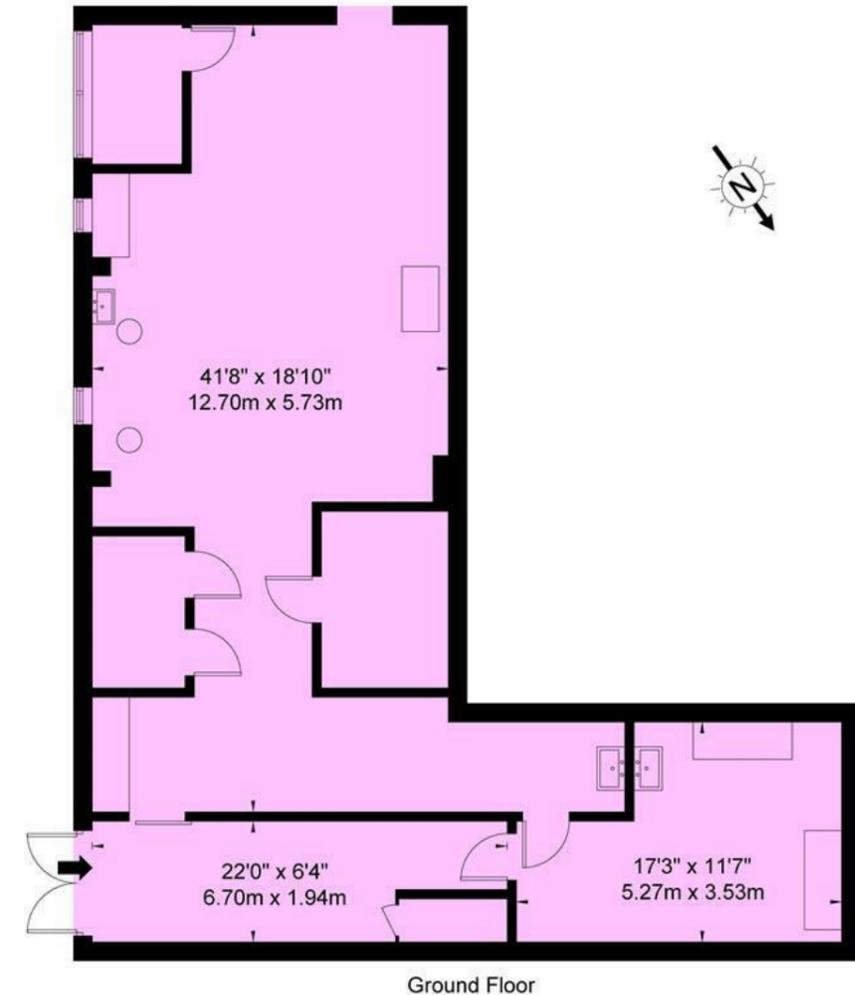
Opportunity to obtain a fully fitted, established bakery to run within the area since 1938 with income from the upper levels... on a distinct and imposing corner, in the heart of the buzzing and continually improving the location. The property offers over 1620 sq ft of ground floor shop with preparation 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, ideal kitchens for supplying online food deliveries and 1100 sq ft on the first & floor set up as 8 H.M.O rooms.

The ground & first floor are being sold as a business at a rent of £32,000 going up to £38,000 in 2028 for a term of 20 years, producing an income on the first floor in excess of £50,000.

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.

## Edwards Bakery, High Road, NW10 2RX

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



Ref

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**Tenure** Leasehold

**Price** O.I.R.O £275,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents