

Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



NOT SPECIFIED (EPC RATING: )

SHIRLAND ROAD, LONDON, W9 3JE

£2,000



# 0 Bedroom Not specified located in London

This long-established and profitable pet shop is ideally located in the heart of Maida Vale, on a busy high street with excellent local and passing trade. The business comes with a premium of 150,000 and a rent of 24,000 per annum, plus the added benefit of a self-contained basement flat generating 18,000 per annum rental income.

The shop offers approximately 800 sqft of well-presented retail space on the ground floor, with additional basement storage. It boasts a loyal customer base of over 1,200 regular clients and currently achieves a turnover of around 180,000 per annum. A new lease is available, making this an attractive opportunity for both owner-occupiers and investors.

With a prime location, high footfall, and potential to expand through online sales, grooming services, or additional product lines, this is a rare chance to acquire a thriving business with built-in rental income.