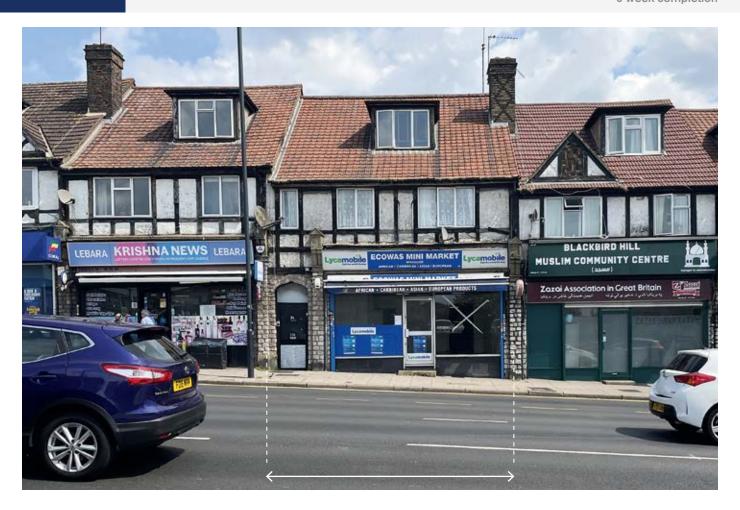
In same family ownership for over 30 years 6 week completion



SITUATION

Close to the junction with Old Church Lane, directly opposite **Lidl**, nearby **Coral** and amongst a variety of independent traders in this busy thoroughfare midway between the North Circular Road (A406) and Wembley.

Neasden is a densely populated area situated approx. 7 miles northwest of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate communal front access to a **Self-Contained Flat** on first and second floors. The property includes a **Rear Storeroom** and **2 Garages** with roller shutters and benefits from vehicle access via a communal service road at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is potential to convert the rear of the property into offices and/or residential use subject to obtaining the necessary consents.

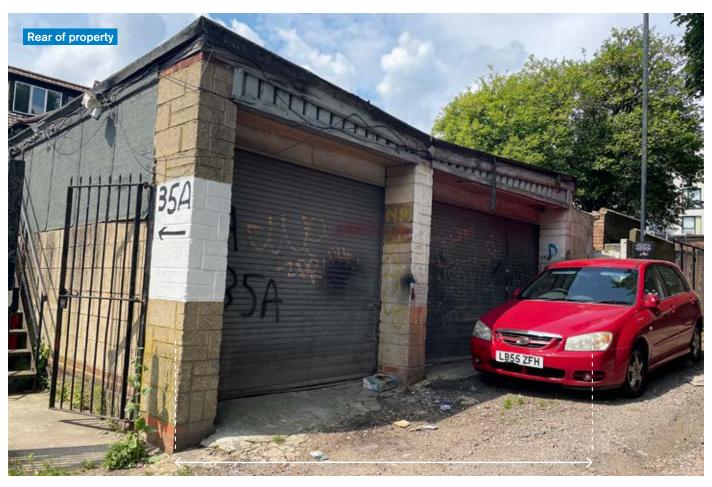
Note 2: Refer to the Auctioneers for the video tour of the property.

Storeroom & 2 Garages

TENANCIES & ACCOMMODATION

Property	Accommodation ¹		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Storeroom & 2 Garages	Ground Floor Shop Gross Frontage Internal Width Shop Depth Built Depth WC Storeroom & 2 Garage Area Approx. 1,722 sq				VACANT	
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom, Separate WC and Store Room Area Approx. 1,345 sq ft ¹		Individual	1 year (less 1 day) from 1st January 2024	£15,600	AST
14	-00				Total: £15,600 plus Vacant Shop,	

¹ Area taken from EPC.





£15,600 p.a. Plus Vacant Shop, Store & 2 Garages

Vendor's Solicitors

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