



### 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 north-west 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.

### TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Storeroom & 2 Garages	<b>Ground Floor Shop</b> Gross Frontage 24'0" Internal Width 19'6" Shop Depth 30'6" Built Depth 94'0" WC <b>Storeroom &amp; 2 Garages</b> <b>Area Approx. 1,722 sq ft</b>				
				<b>VACANT</b>	
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom, Separate WC and Store Room <b>Area Approx. 1,345 sq ft<sup>1</sup></b>	<b>Individual</b>	1 year (less 1 day) from 1st January 2024	£15,600	AST
				<b>Total: £15,600 plus Vacant Shop, Storeroom &amp; 2 Garages</b>	

<sup>1</sup> Area taken from EPC.

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.**



Rear of property



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

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

### Vendor's Solicitors

HCR Legal LLP

Tel: 01242 248 586 Ref: Ben Thomas

Email: bthomas@hcrllaw.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'