

**FREEHOLD INVESTMENT  
FOR SALE  
(A3/A5 PREMISES PLUS 2 FLATS ABOVE)**



**NEASDEN LANE  
NEASDEN, LONDON NW10  
1295 SQ FT (120 SQ M)**

**Location:**

Situated on Neasden Lane close to the (A406) North Circular Road and Birse Crescent. This part of Neasden Lane is busy especially in the evenings as there are a number of bars and a busy night life area.

**Description:**

Comprising a Freehold shop and upper part. The ground floor comprises a deep shop premises with A3/A5 use and fully fitted as a restaurant.

The upper part which is separately accessed from the rear of the property is arranged over three upper floors and divided into two self contained flats.

Flat 1 is arranged as 4 bedrooms, 2 bathrooms, reception, kitchen and separate shower room. Flat 2 is arranged as 3 bedrooms, bathroom and open plan kitchen/lounge.

Flat 1 is arranged over 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors whilst flat 2 is arranged over the rear of the 1<sup>st</sup> floor. Both flats are let on Assured Shorthold Tenancies.

**Areas:**

**Shop Premises**

Width 5.38 m  
Depth 21.26 m  
Store area 3 m x 2 m  
Total area 120.37 sq m (1295 sq ft)

**Tenancies:**

**Ground Floor**

Will be vacant with all fixtures and fittings in situ.

**Flat 1**

Let on a 3 year tenancy at £18,840 pa

**Flat 2**

Let on a 6 month AST at £250 pw (£13,000 pa)

**Tenure:**

Freehold

**Terms:**

£830,000 is sought.

**Viewing:**

**By Appointment only via Sole Agents  
Claridges Commercial – 0845 205 0007**