

**PMP** | INTERNATIONAL

Tel: 02077012878

1 Northway's Parade, Finchley Road, London

NW3 5EN

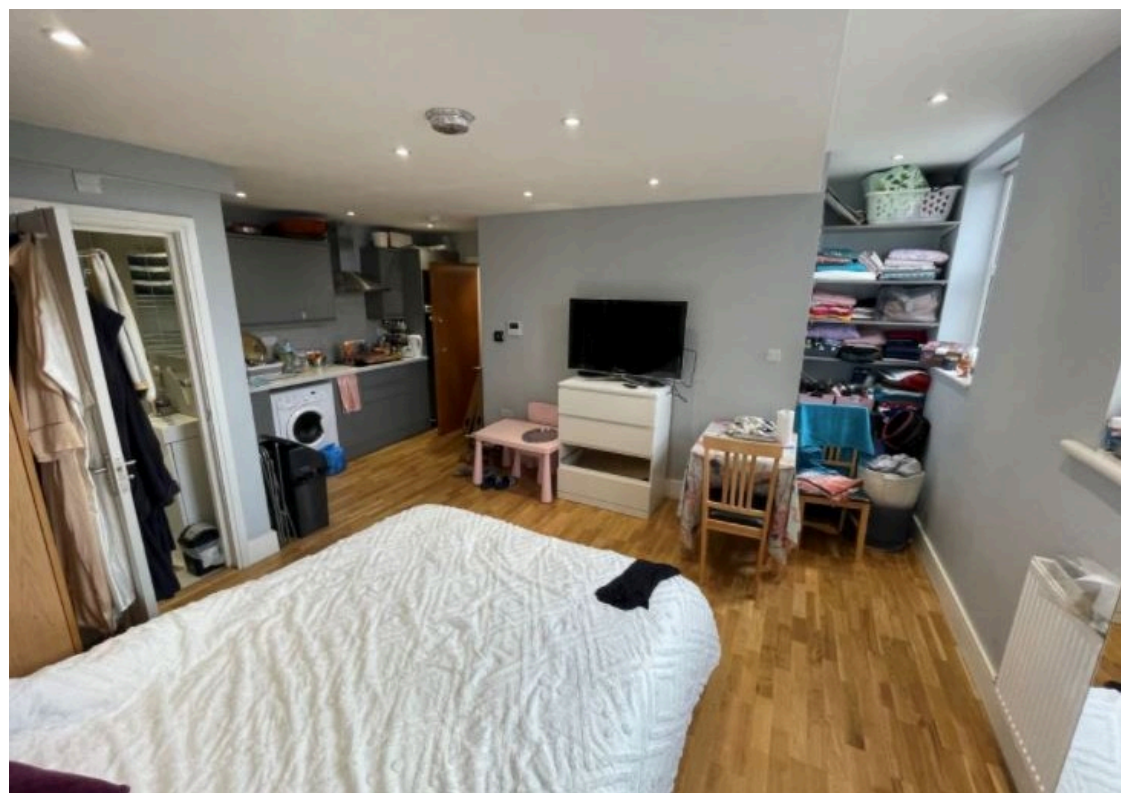
[info@pmpi.co.uk](mailto:info@pmpi.co.uk)



**CRICKLEWOOD BROADWAY, NW6**

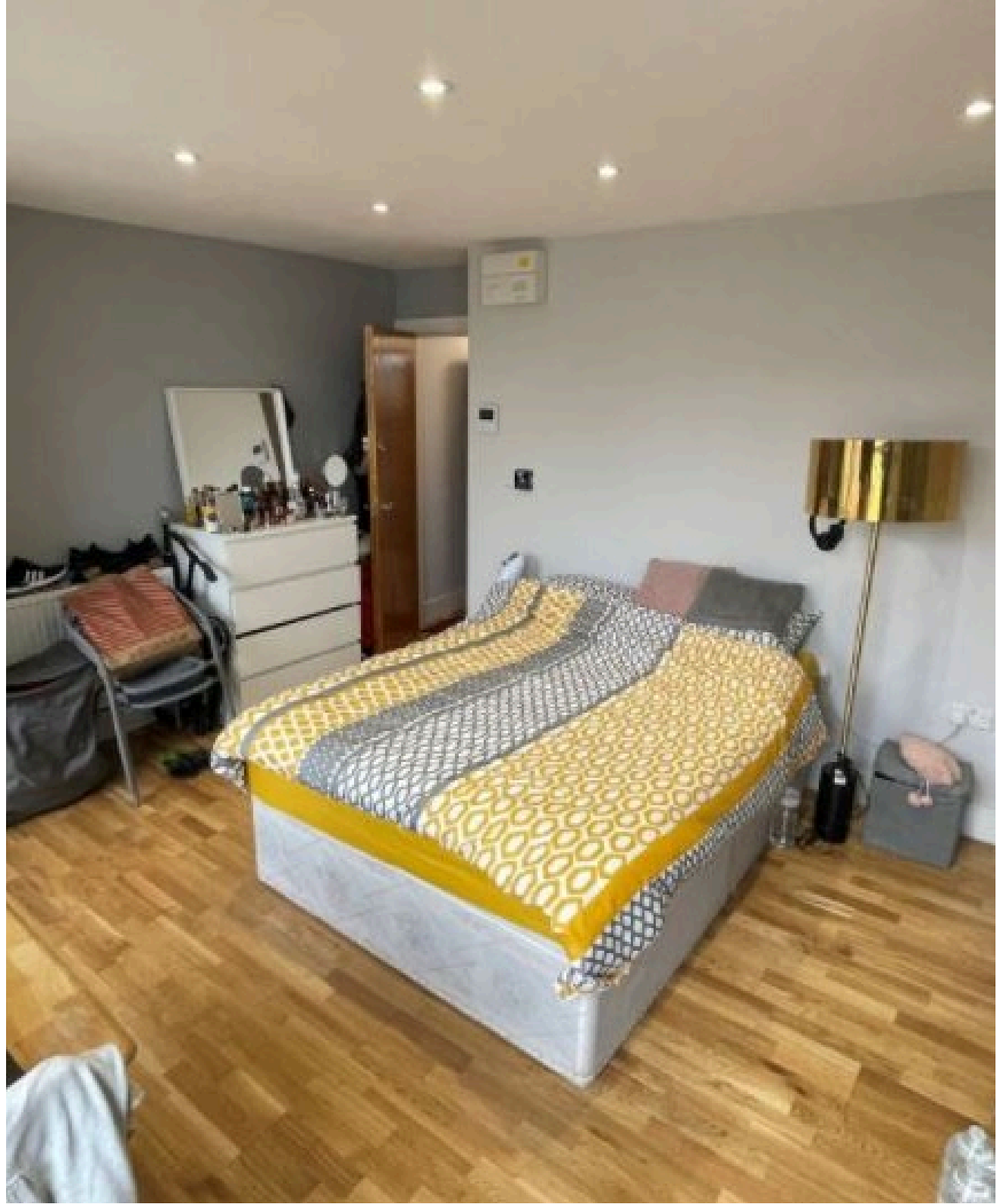
**ASKING PRICE £2,250,000**

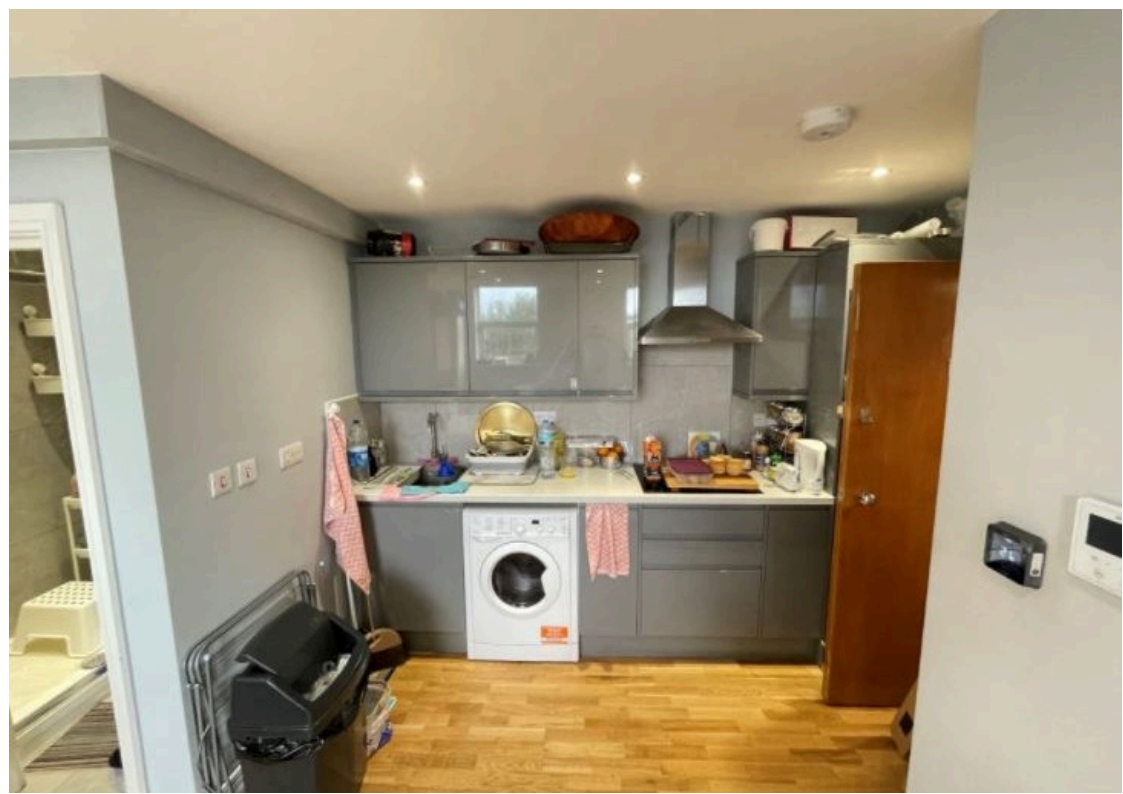




This property is a mid-terraced building in Cricklewood, North West London, offering a mix of commercial and residential spaces. The building consists of a ground floor shop and six self-contained flats, presenting an excellent investment opportunity. It is held under freehold tenure and benefits from a convenient location near local shops, amenities, and Mapesbury Dell Park. Commuters have easy access to Kilburn underground station (Jubilee line) and Cricklewood rail station. The property's total gross internal area (G.I.A) is 311.7 square meters or 3,355 square feet, distributed across its ground floor and three upper floors.

The shop is rented to Paddy Power on a 20 year lease from 2007 and generates £26,000 per annum. The flats are rented on ASTs generating £79,800 per annum.











**PMP** | INTERNATIONAL