



## CRICKLEWOOD BROADWAY

LONDON, NW2


£2,250,000  
FREEHOLD

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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/tenants are advised to recheck the measurements

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