



# PRESTON ROAD

London HA9 8NL



**MIXED-USE FREEHOLD INVESTMENT  
WITH POTENTIAL**

Offers over £1,050,000



W.

92 PRESTON ROAD



## EXECUTIVE SUMMARY



**PROPERTY TYPE**  
Flexible Commercial



**TOTAL INCOME**  
£24,000



**SIZE**  
2,153 sqft / 200 sqm



**COMMERCIAL / RESIDENTIAL**  
Both



**CLOSEST TRAIN STATION**  
Preston Road

## ABOUT 92 PRESTON ROAD

A mixed-use freehold property comprising a ground floor day centre and apartment with three double bedrooms, three en-suites, two receptions, utility room and kitchen on the upper floors. There is parking for up to five standard vehicles, a side and rear garden.

The ground floor commercial unit is currently owner-occupied operating as a day centre for mentally disadvantaged adults since 2002. It measures 121 sqm/1,302 sqft and has the use class E which allows for a variety of uses including clinics, health centre, creches, day nurseries, office, and retail.

The first floor flat measures 79 sqm/850 sqft and let for £2,000 pcm/£24,000 pa.

Overall plot measures 0.15 acres.

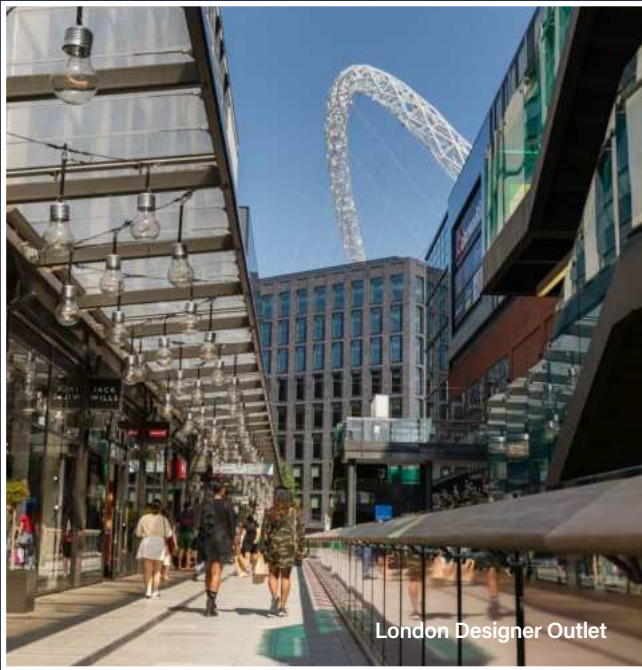
The ground floor will be sold with vacant possession.

Ideally suited to owner occupiers, investors and property developers to extend or redevelop (STP).



# LOCATION

Preston Road and North Wembley stations are conveniently situated within a 10-minute walk and provide links to the city/central London, west and north London. The high street is also nearby at a similar distance, with their array of shops, eateries and supermarkets including Tesco and Co-op.

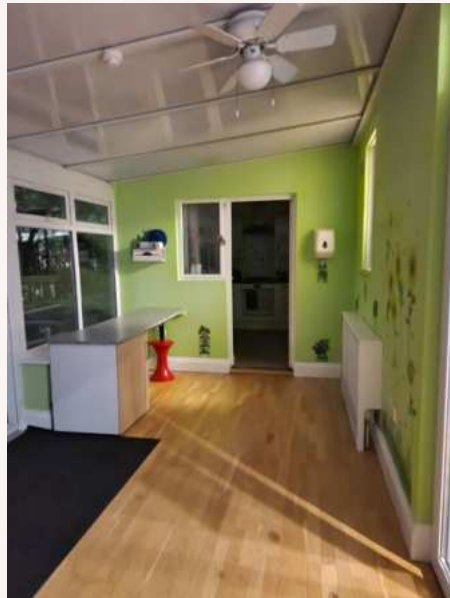


  
**THE CLOSEST TRAIN STATION**  
Preston Road 0.4 miles

  
**LOCAL AMENITY (CLOSEST)**  
Tesco 0.4 miles



# INTERIOR



## FURTHER INFORMATION:

### TENANCIES:

Top floor flat let at £2,000 pcm/£24,000 pa on standard AST.

### PROPOSAL:

Offers over £1,050,000

### VAT

The site is not elected for VAT

### VIEWINGS:

Available strictly by appointment only



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