

60 CRAVEN PARK ROAD, HARLESDEN, LONDON, NW10 4AE

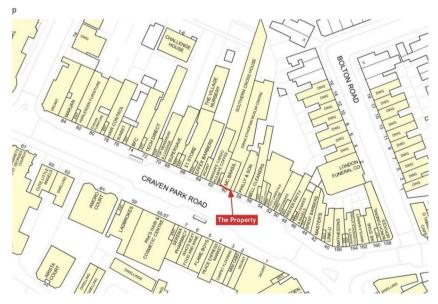
Guide Price £800,000 Freehold



Residential / Commercial / Land & Development

020 8296 1270 www.csj.eu.com info@csj.eu.com





Location

The property is situated in the North West London area of Harlesden a densely populated suburb surrounded by the local shops and amenities of High Street and Askew Road.

Description

Investment / Development opportunity

Semi detached freehold building built in circa 1930 comprises
Ground floor retail unit to the front currently trading as a Brazilian butchers, grocers and coffee shop with a flat above that has been sold off on a long lease.
Ground floor rectangular single storey building to the rear with pitched roof currently used as a Mosque.

Leases & Income

Shop: 8 year internal repair and insuring lease from 30/01/2023, 4 yearly reviews - Passing rent £28,000 p.a

Mosque: 7 Year lease from 27/12/2019 - Passing rent £55,000 p.a

Upper floors residential: Sold on long lease 999 years from 2003 - Peppercorn ground rent.

Total Rent: £83,000 p.a

Viewings

Contact sole agents Christopher St James 020 8545 0591

Data Room

Further information available in the data room on our website Password: crayen60

THE SMALL PRINT

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