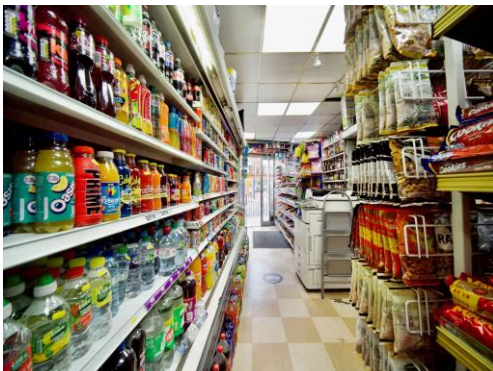
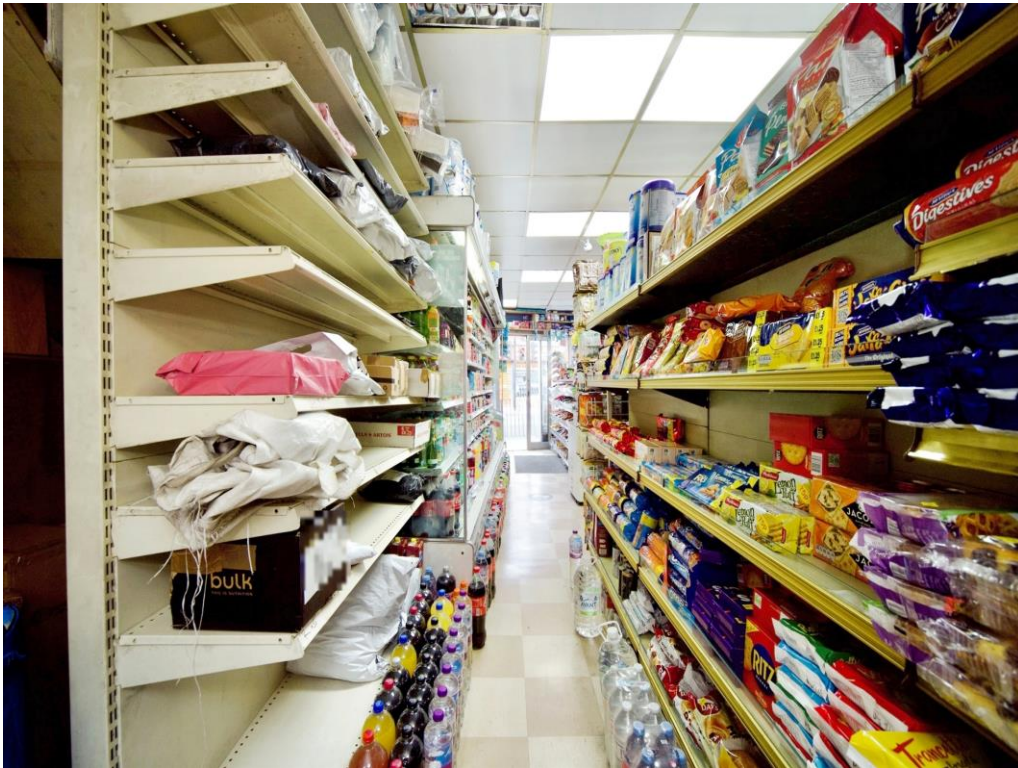




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Groceries
Phone Cards
Eastern Europe Food
Mediterranean Food, Fresh Fruit & Vegetables
لحم حلال - مواج عائلية عربية و شرقية - فواجة و خضروات و لازجة
195

197
RUNNERS
OFF LICENCE - GROCERY oyster

199
ABU HÄMSA BARBERSHOP
WAJID LTD
0775 0004 394



Property Description

Connells are pleased to offer the opportunity of purchasing this long term rented shop (rented until 2034) along with the freehold for the entire building which consists of 2 one-bedroom apartments and 1 two-bedroom apartment.

Leases for these are currently 105,105 & 64 years respectively. Willesden High Road has an array of shops, restaurants super markets and parking facilities.

The mixed use shop is currently achieving £15,700 P.A with a rent review due in 3 years time. Ground rents for each property are £100 P.A This brings in a yield of 4.5%.

Viewings are highly recommended.

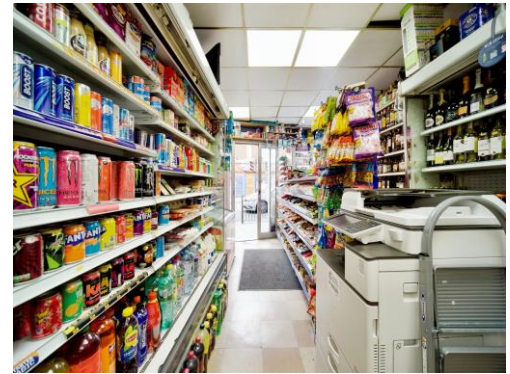
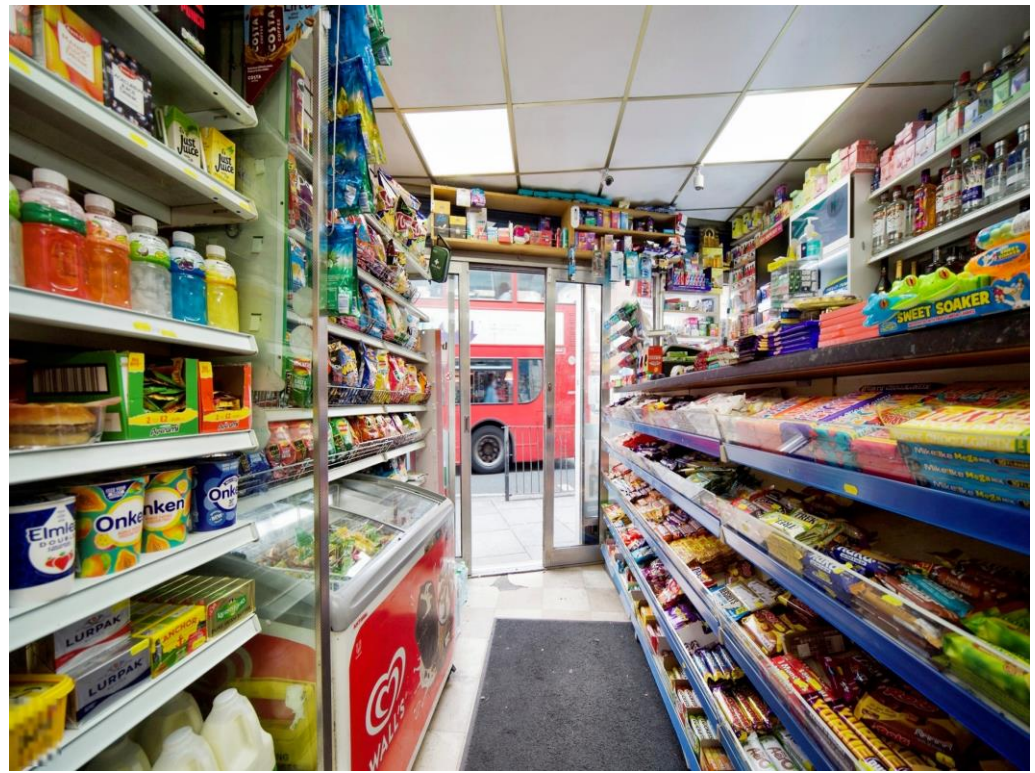
Shop

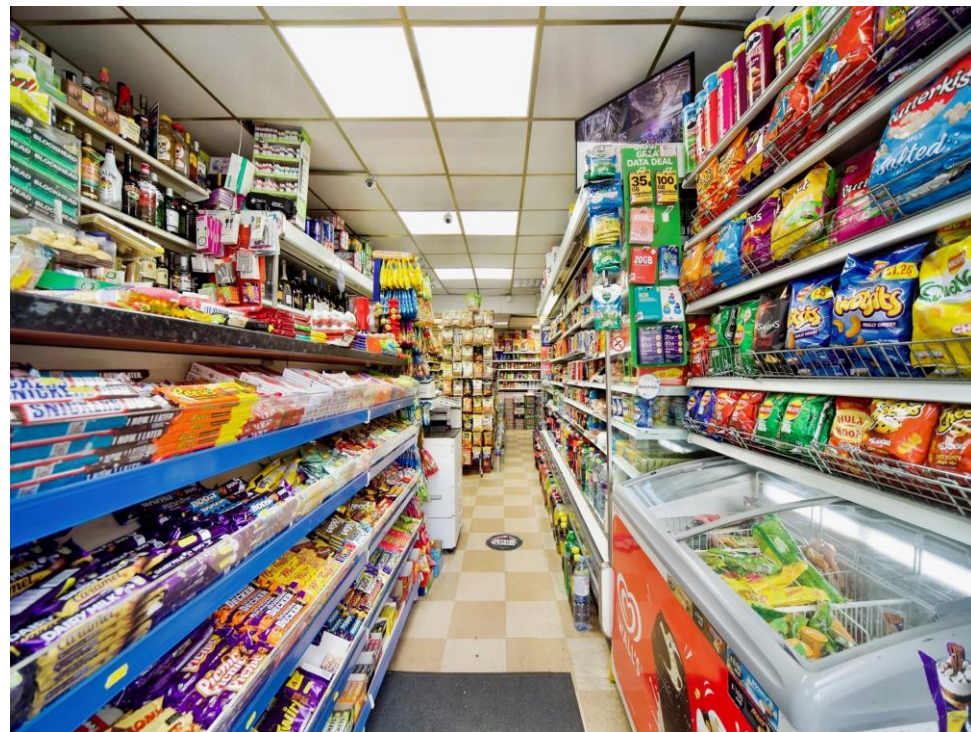
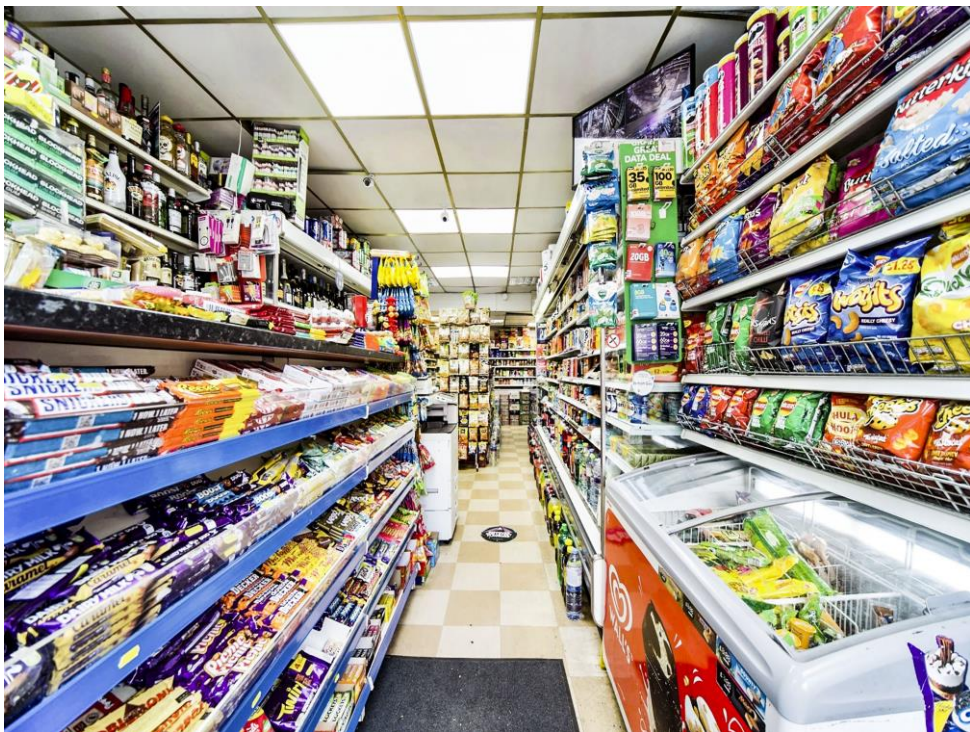
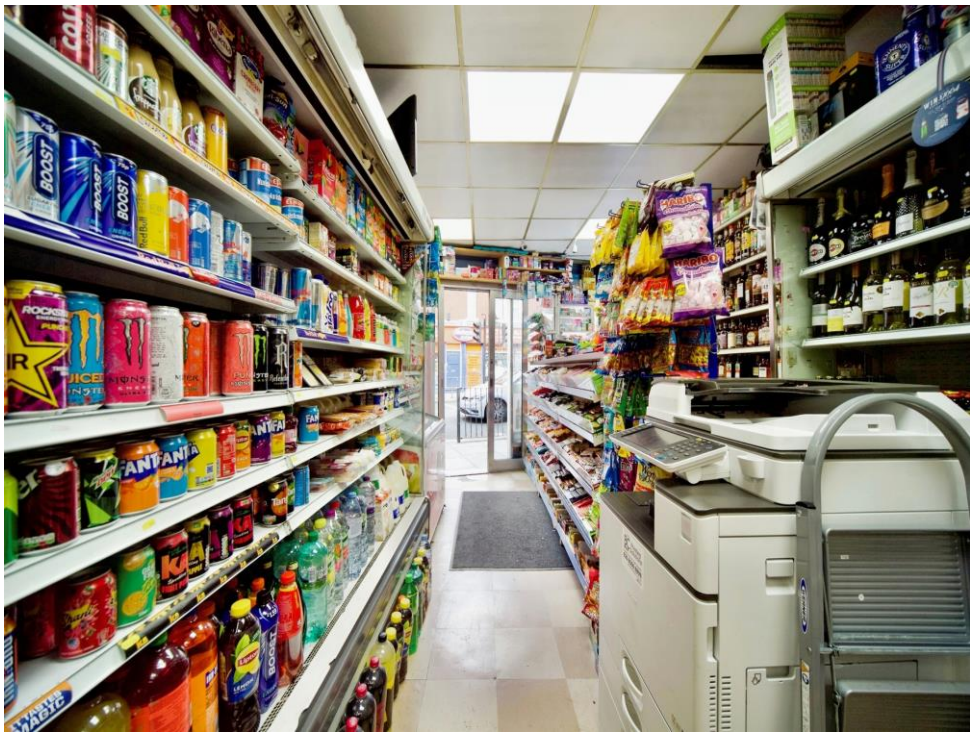
15' x 33' 9" (4.57m x 10.29m)

Store Room

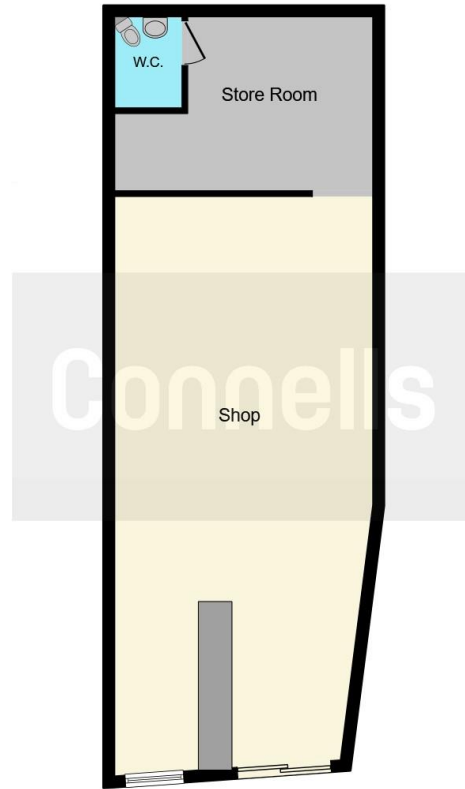
15' x 10' 2" (4.57m x 3.10m)

W.C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HRW311015



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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