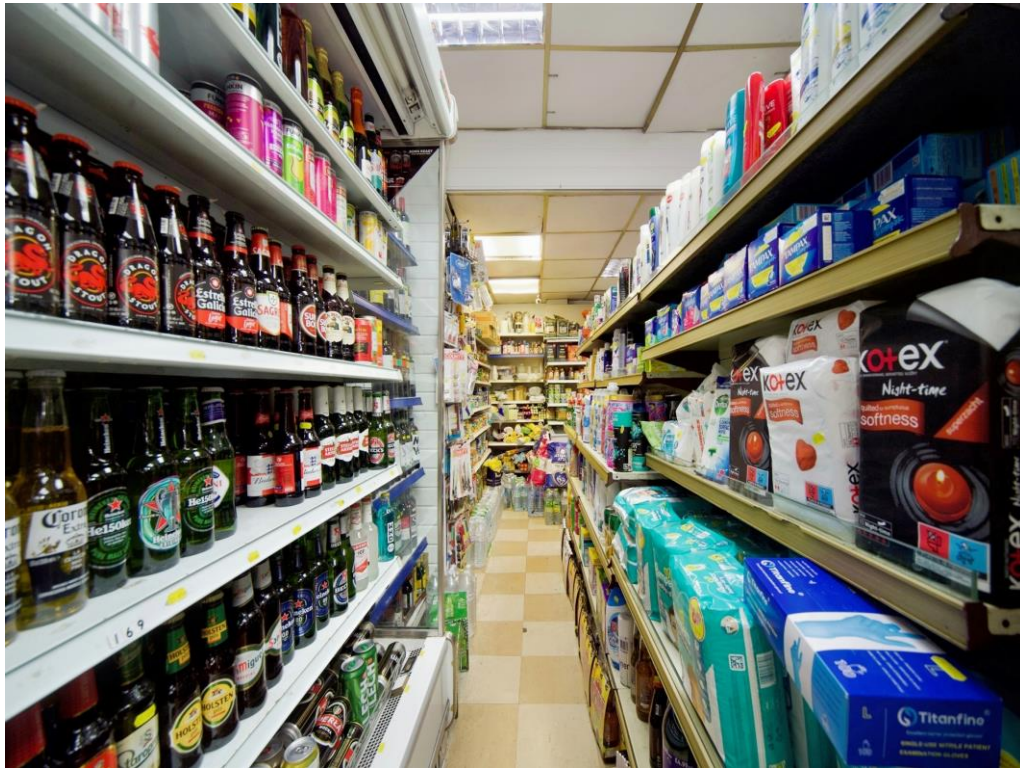




Connells

High Road
London



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 as well as the 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%.

This is a rare investment opportunity and 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.

Flat A:

Entrance

Bedroom

13' 9" x 11' 5" (4.19m x 3.48m)

Landing

Kitchen / Reception / Bedroom

10' 9" x 26' 7" (3.28m x 8.10m)

Shower Room

Flat B:

Entrance

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

Shower Room

Reception Room

16' 1" x 8' 8" (4.90m x 2.64m)

Bedroom

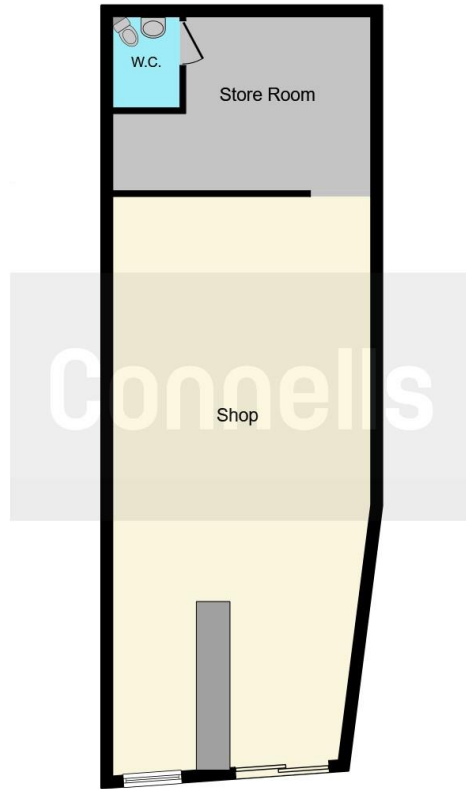
14' 1" x 7' 3" (4.29m x 2.21m)





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





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To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HRW311098



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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