



Fantastic opportunity to acquire a vacant freehold building in the heart of Queens Park

72 SALUSBURY ROAD

Queens Park, NW6 6NU

Office

FOR SALE

3,869 sq ft

(359.44 sq m)

- Freehold mixed use building suitable for retail, offices and other E Uses (STPP)
- 3 car parking spaces in secure car park to the rear of the building
- Ground floor and upper floors can be made self-contained (separate metering in situ)
- Under floor heating in 1st floor offices and EPC rating of B
- The property is within Brent's Article 4 Directive

Summary

Available Size	3,869 sq ft
Price	£2,000,000
Rates Payable	£15.26 per sq ft
Rateable Value	£109,250
EPC Rating	B

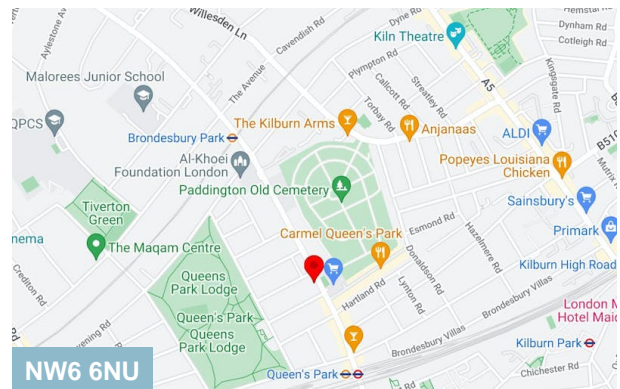
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,486	138.05	Available
1st	1,733	161	Available
Mezzanine	650	60.39	Available
Total	3,869	359.44	

Description

Fabulous opportunity for an owner occupier or investor to acquire this freehold commercial building in the heart of Queens Park. The ground floor was until recently let to a popular coffee shop and the upper floors occupied as offices. Three car parking spaces are included in the sale. The building offers significant potential for alternative uses including leisure and health/medical STPP.



Viewing & Further Information



David Matthews

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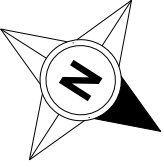


Peter Wilson

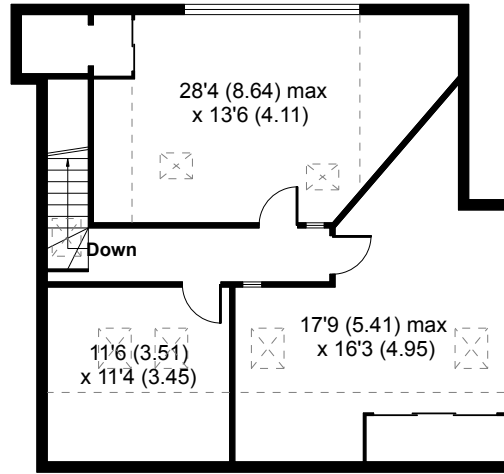
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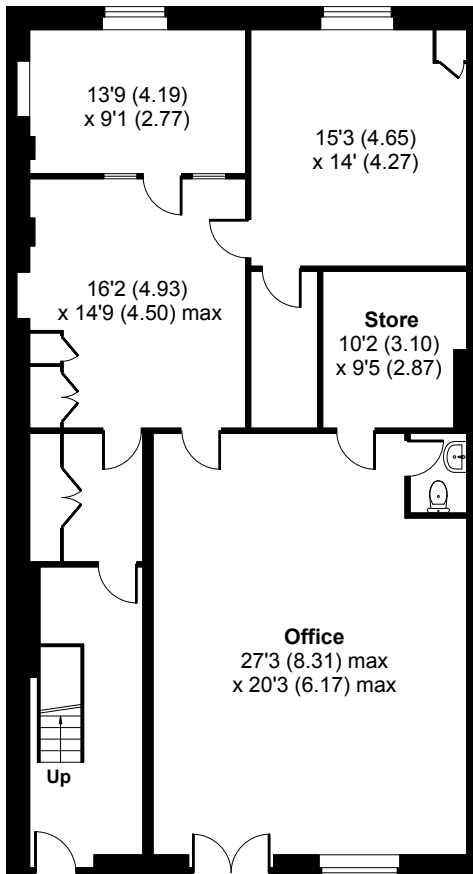
Salisbury Road, London, NW6



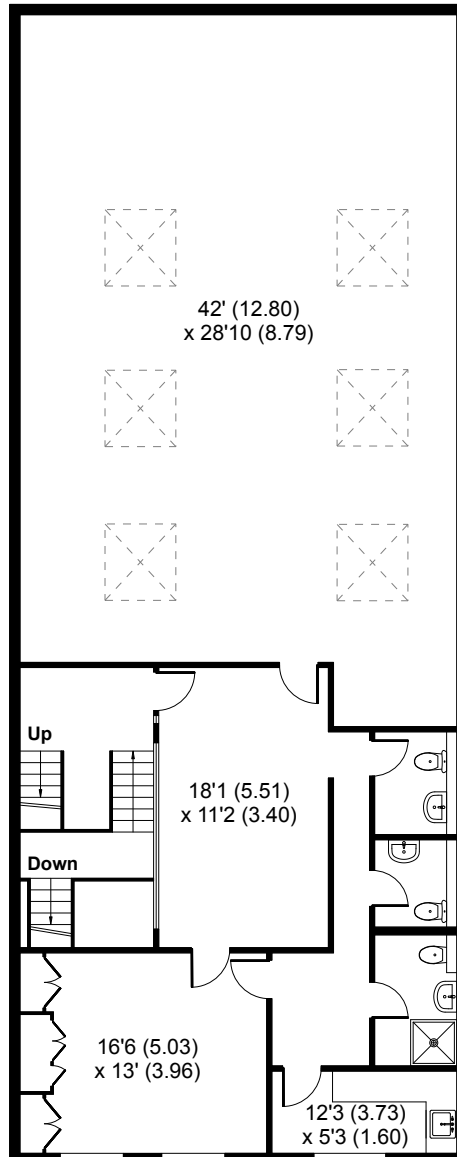
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR