

Wenlock & Taylor



Chamberlayne Road, Kensal Rise
London, NW10 3ND

Price £1,990,000



Chamberlayne Road, Kensal Rise, London, NW10 3ND

COMMERCIAL & RESIDENTIAL INVESTMENT PROPERTY PRODUCING £127,220 PER ANNUM. This is an exciting opportunity for a discerning investor to purchase a rare to the market fully Let investment property comprising a converted Basement flat with 1 bedroom, reception & open plan kitchen, bathroom/wc and rear garden currently Let on an AST at £1900.00 pcm, a Ground Floor Shop (Class 'E' usage) Let on an FRI Lease from 2021 for a term of 12 years at a current rent of £26,000 pa Excl and a residential Upper Part on three floors comprising six bedsit rooms (one a mezzanine) with kitchen facilities and three communal bathrooms all Let on AST's and producing £6535.00 pcm. This property is situated in this busy and popular location in the heart of vibrant Kensal Rise and (new) Kensal Rise Conservation Area. The tenure is Freehold (subject to the existing tenancies) and the Council Tax Bands are 'D' (First & Second Floor) and 'C' (Basement) (London Borough of Brent).



BASEMENT CONVERTED FLAT

Accommodation arranged as 1 double bedroom, reception & open plan kitchen, bathroom/wc and rear garden. Currently Let on an AST for a term of 1 year from 27th April 2024 at a rental of £1900.00 pcm.

GROUND FLOOR - SHOP

With Class 'E' usage and currently Let on an FRI Lease for a term of 12 years from 1st March 2021 (with rent reviews at the 4th and 8th years) at a current rental of £26,000 per annum Excl of business rates.

RESIDENTIAL UPPER PART

FIRST FLOOR

BEDSIT ROOM 1(A)

First & Second (Mezzanine) Floor (Rear). Currently Let on an AST for 1 year from 18th June 2024 at a rental of £1225.00 pcm.

BEDSIT ROOM 2(B)

First Floor (Middle). Currently Let on an AST for a term of 1 year from 25th July 2023 at a rental of £1000.00 pcm.

SHOWER WC 1

BEDSIT ROOM 3(C)

First Floor (Front). Currently Let on an

AST for 1 year from 29th July 2023 at a rental of £910.00 pcm.

SHOWER WC 2

SECOND FLOOR

BEDSIT ROOM 4(D)

Second Floor (middle). Currently Let on an AST for a term of 1 year from 13th June 2024 at a rental of £1075.00 pcm.

BEDSIT ROOM 5(E)

Second Floor (Front). Currently Let on an AST for a term of 1 year from 25th July 2024 at a rental of £1150.00 pcm.

SHOWER WC 3

THIRD FLOOR

BEDSIT ROOM 6(F)

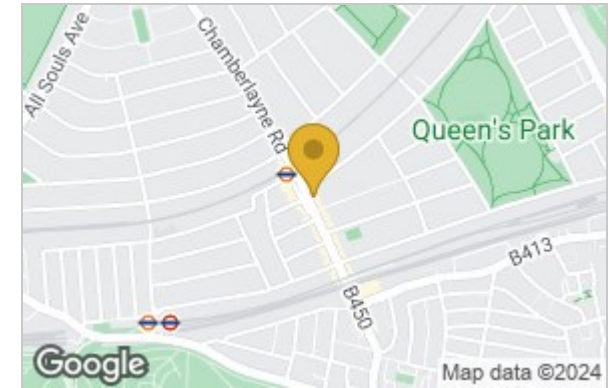
Converted loft room. Currently Let on an AST for a term of 1 year from 22nd May 2024 at a rental of £1175.00 pcm.

TENURE - FREEHOLD

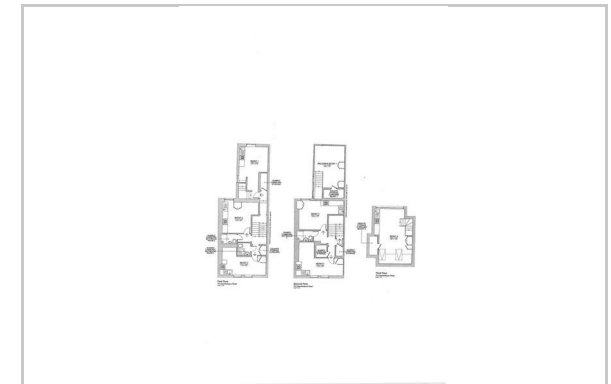
The tenure is Freehold and subject to the current Lease of the Shop and the Assured Shorthold Tenancies of the Basement & Upper parts.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

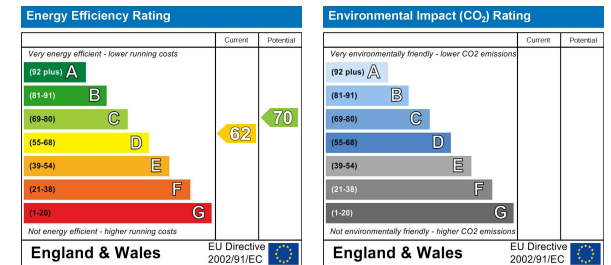
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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