



## Walm Lane, NW2

£2,600,000

A prominent corner building comprising two commercial premises and three flats generating in excess of £130,000 per annum in rental income in a prime location.

The commercial tenant is currently paying £45,000 per annum for the pair of shops and the upper parts of the building are arranged as follows:

- 1st floor 3 bedroom flat held on an AST producing £33,000 per annum
- 2nd Floor 4 bedroom flat held on an AST producing £46,200 per annum
- A split level flat on the top floor held on a regulated tenancy producing £7560 per annum.

The commercial tenancy is currently in the process of a rent review and the annual income is due to increase.

Walm Lane is a bustling high road and this particularly well located property occupies a prominent corner position just moments from Willesden Green station (Bakerloo Line, Lioness Line, Mildmay Line) and a Sainsburys Local store.

### Features

- Fully let investment property
- Annual income in excess of £130,000
- Potential to increase income
- Two commercial units
- Three flats
- Moments from Willesden Green station

## 84-86 Walm Lane, Willesden Green, London NW2 4QY Full Floor Plan



Total area (approx.): 381.6 sq. m (4,107.5 sq. ft)  
(Excluding Internal Communal Area)  
External Storage (approx.): 1.7 sq. m (18.3 sq. ft)