



**Tenure**  
Freehold.

**Location**  
Harlesden is located approximately 5 miles from Central London and 2 miles west of Kilburn. It has a district population of 263,000 and is located within the London Borough of Brent. Communications are good with the A406 (North Circular) approximately 1½ miles to the west, which connects with the A40. Willesden Junction Underground Station is a short walk to the south.  
The property is situated in the centre of Harlesden on the north side of Park Parade, between its junctions with Harlesden Gardens and Manor Park Road, at its junction with Harlesden High Street.

Occupiers close by include William Hill (adjacent), Santander, Tesco Metro, Pound Stretcher, Iceland, Shoe Zone, Ladbrokes, Paddy Power and various local traders.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with basement storage and two flats above which are accessed from the rear of the property.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Abukar Hayow	Gross Frontage 5.30 m (17' 5") Net Frontage 4.60 m (15' 1") Shop Depth 20.00 m (65' 7") Built Depth 22.50 m (73' 9") Ground Floor 88.00 sq m (947 sq ft) Basement 20.45 sq m (220 sq ft)	25 years from 26th March 2012 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2017
Flat A	Vacant	First Floor Flat comprising – 3 Rooms, Kitchen/Diner, Bathroom			
Flat B Room 1	An Individual	Second Floor Flat comprising – 3 Rooms, Kitchen/Diner & Bathroom	12 month Assured Shorthold Tenancy from 15.03.2010	£5,720 p.a.	Holding over
Flat B Room 2	Vacant				
Flat B Room 3	An Individual		12 month Assured Shorthold Tenancy from 15.03.2010	£5,720 p.a.	Holding over
Total					£31,440 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** Miss L Hill, Dickinson Dees LLP. Tel: 0191 279 9000 Fax: 0191 230 8501 e-mail: [lisamarie.hill@dickinson-dees.com](mailto:lisamarie.hill@dickinson-dees.com)

## London NW10

### 7 Park Parade

### Harlesden

### NW10 4JH

- **Freehold Shop and Residential Investment**
- Comprising a shop and two flats
- Shop let on a lease expiring in 2037 (1)
- Situated adjacent to William Hill
- Shop Rent Review 2017
- Total Current Rents Reserved

**£31,440 pa**  
**plus Vacant**  
**Possession of Flat A**

**On the Instructions of Joint**  
**Fixed Charge Receivers, J Pitt**  
**and B Moon of BNP Paribas Real**  
**Estate**

**SIX WEEK COMPLETION**  
**AVAILABLE**

