

London NW10

380/380A Neasden Lane North Neasden NW10 0BT



- Freehold Shop and Residential Ground Rent Investment
- Densely populated North West London suburb
- Located some 0.5 miles from Neasden Underground Station (Jubilee Line)
- Shop let on a lease expiring 2029 (no breaks)
- Total Current Rents Reserved





Tenure Freehold.

Location

Neasden is a densely populated area located between Wembley and Cricklewood in North West London and forms part of the London Borough of Brent.

The property is situated on the north side of Neasden Lane, opposite its junction with Winslow Close. Neasden Lane links directly with the North Circular Road less than 250 metres to the east, whilst Neasden

Underground Station (Jubilee Line) lies some 0.5 miles south of the property.

Occupiers close by include Iceland, Costa Coffee, Tesco Express and a wide range of local retailers.

No.	Present Lessee	Accommodation			Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
380	AO Mohamud	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	5.00 m 4.55 m 9.00 m 16.40 m 55.35 sq m				£12,000 p.a.	Rent Review 2017
380A	Individual(s)	First, Second and Thi	rd Floor Maisonette (No	t inspected)	999 year lease		Peppercorn	
						Total	£12,000 p.a.	

Description

The property is arranged on ground and three upper floors to provide a lock-up café with a self-contained maisonette above, which has been sold off on a long lease. There is rear access via Jackman Mews.

VAT

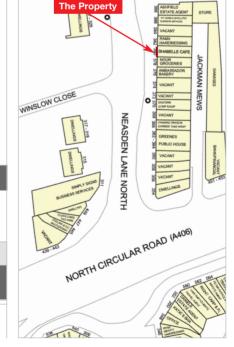
Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.



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 I Levy, EDC Lord & Co. Tel: 0208 848 9988 e-mail: ilevy@edclord.com