



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.

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.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
380	AO Mohamud	Gross Frontage 5.00 m Net Frontage 4.55 m Shop Depth 9.00 m Built Depth 16.40 m Ground Floor 55.35 sq m	(16' 5") (14' 11") (29' 6") (53' 9") (639 sq ft)	15 years from 05.11.2014 Rent review every 3rd year FR & I	£12,000 p.a. Rent Review 2017
380A	Individual(s)	First, Second and Third Floor Maisonette (Not inspected)	999 year lease	Peppercorn	

Total £12,000 p.a.

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
£12,000 pa

