



### Tenure

Freehold.

### Location

Harlesden is a densely populated North West London suburb located approximately 5 miles from central London. Communications are good, with the A406 (North Circular Road) some 1½ miles to the west. The area is served by Harlesden Rail Station, whilst Willesden Junction Underground Station (Bakerloo Line) is to the south.

Occupiers close by include William Hill, Ladbrokes and a range of local retailers.

### Description

The property is arranged on basement, ground, upper ground and 3 upper floors. The property comprises a bank over basement, ground and upper ground floors together with residential accommodation above, which has been sold off on a long lease.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

Bank EPC Rating 113 Band E (Copy available on website).

Flats EPC Rating 71 & 74 Band C (Copies available on website).

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 28th September. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 3 London NW10**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc	Gross Frontage 8.1 m Shop Depth 10.75 m Built Depth 19.65 m Basement 49.57 sq m	(26' 7") (35' 3") (64' 6") (534 sq ft) Term of years commencing 13.12.2006 and expiring 11.12.2026 (no breaks) Rent review every 5th year FR & I with service charge, subject to a cap	£14,583 p.a.	Rent Review 11th December 2021 (1)
Flat	London Regional Southern Housing Ltd	Second and Third Floor – Two Flats	125 years from 22.05.2015	Peppercorn	Reversion 2140

(1) The bank rent review in 2021 is to the higher of OMV or 3.75% increase.

**Total £14,583 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

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## London NW10

### 86 Craven Park Road

### Harlesden

### NW10 4AE

- **Freehold Bank and Residential Ground Rent Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2026 (no breaks)
- Prominent corner location
- Bank Rent Review 2021
- No VAT applicable
- Total Current Rents Reserved  
**£14,583 pa**

**SIX WEEK COMPLETION AVAILABLE**

