

Off Market Confidential Sale

Freehold Shop Investment Vacant Dilapidated Uppers

72 High Street, Harlesden, London
NW10 4SJ

Key investment highlights

- Shop let to **H&T Pawnbrokers**
- 15 Year Lease from March 2012 (Exp March 2027)
- Passing Rent **£30,000 pax**
- 2 missed reviews 2017 & 2022
- Upper Part Dilapidated, not within the shop lease
- GIA of both floors 1300 sq. ft / 120.9 m2
- Potential for Residential Development, subject to access
- Guide price: £695,000 — offered subject to contract.



Location

Located close to the junction with Station Road in this busy retail thoroughfare and amongst such multiples as Iceland, Shoe Zone, Ladbrokes, Santander, Lloyds TSB and Peacocks.

Willesden Junction Underground Station (Bakerloo Line) and Willesden Junction Rail Station are within close proximity. Harlesden lies approximately 6 miles north-west of Central London.

Property description

A mid terraced property comprising a Ground Floor Shop access to upper parts only via the shop, **n.b** There is no access or rights of way from rear service road.

Ground floor / retail level

Gross Frontage 17'8"

Internal Width 16'8"

Shop Depth 31'9"

Built Depth 43'8" WC

Lease Shop Only

Let to Harvey & Thompson (Pawnbroker) at £30,000 pax for 15 years from March 2012 (exp March 2027), no further reviews. (n.b 2017 & 2022 have not been carried out).

Upper Part - Vacant

First & Second floor in a dilapidated condition measuring approximately 650 sq. ft per floor, access via the shop not self-contained, however not within shop lease.

N.b 68a converted their upper parts in 2021 to 2 x 1 bed flats (Brent Council – app ref: 21/3519)

The sale will be by way of freehold subject to contract

Guide price: Offers sought in the region of **£695,000** (Freehold).

Legal Costs:

Each party to pay for their own legal fees

Viewing strictly by appointment via sole agents.

Jason Grant

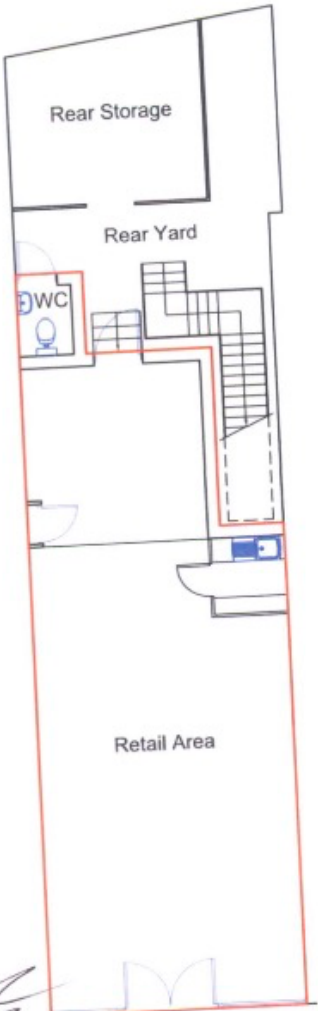
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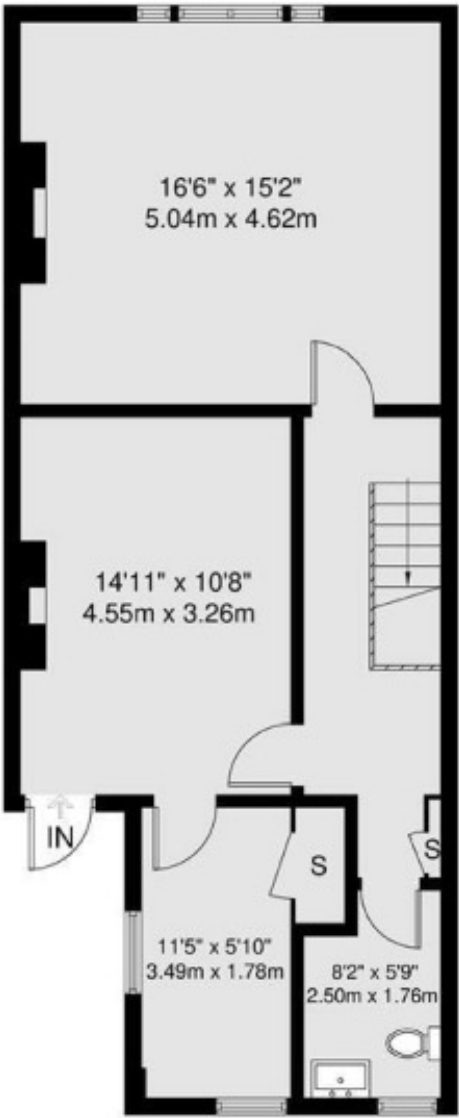
jason@countrywidecomm.co.uk



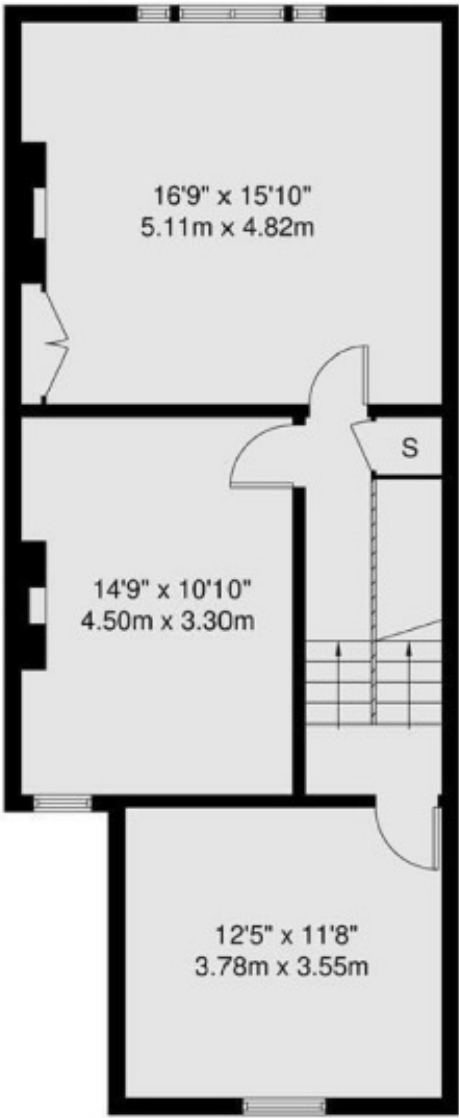
Location Plan
(Scale 1:1250)



Ground Floor
(Scale 1:100)



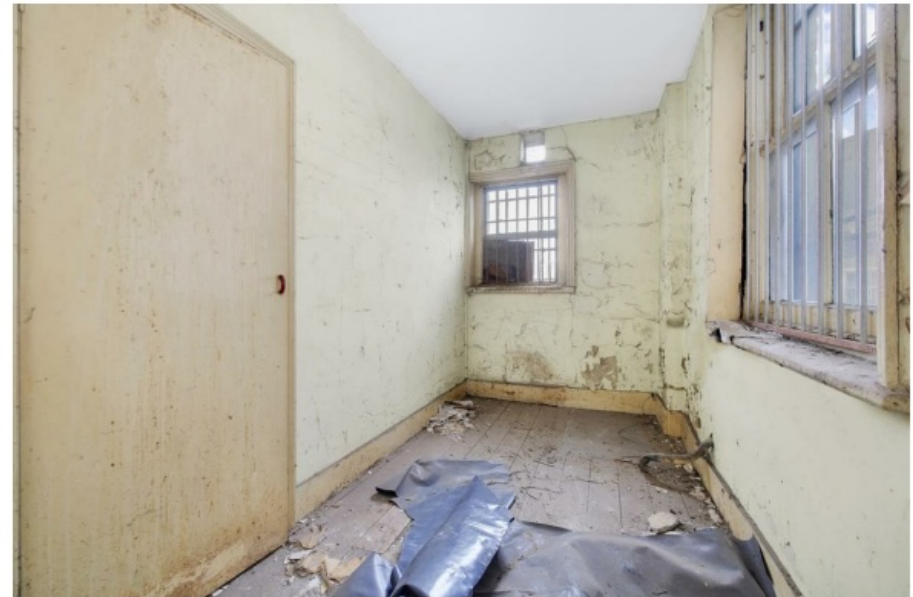
First Floor



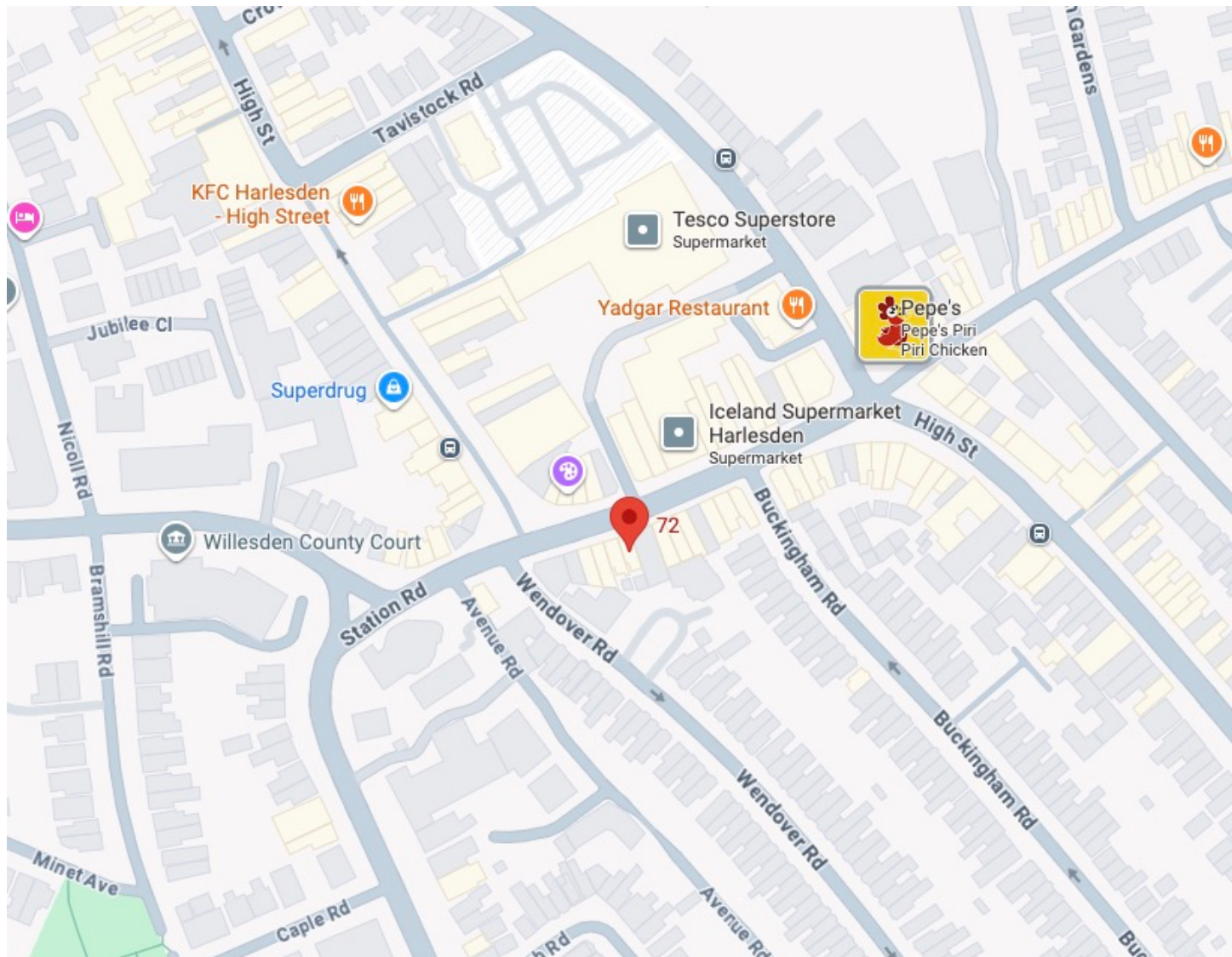
Second Floor











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