

RETAIL / RESIDENTIAL INVESTMENT OPPOTUNITY

at

4 MANOR PARADE, HIGH STREET, HARLSDEN, LONDON NW10

**Location:**

The property is situated at the corner of Manor Parade and Acton Lane, thus adjoining the primary shopping facilities of Harlesden High Street, that includes SUPERDRUG, PEACOCKS, LADBROKES, BURGER KING & ICELAND.

**Description:**

The property comprises a ground floor shop trading as “Good News” convenience store and upper parts consisting of two 1 bedroom flats. The first floor has it’s own living room, kitchen area, bedroom and W.C.

The second floor differs slightly from first floor as it comprises a kitchen, bedroom and W.C.

ALL THE RESIDENTIAL PROPERTY IS IN EXCELLENT DECORATIVE AND WORKING ORDER

**Accommodation:**

The property provides the following approximate dimensions and floor areas;

Shop frontage	11” 4”	(3.44m.sq)
Retail Trading Area	350sq. ft.	(37.3m.sq)
Storage + W.C.	85sq. ft.	(25.9m.sq)
First Floor Living + Kitchen	162sq. ft.	(49.3m.sq)
First Floor Bedroom + En-Suite	140sq. ft.	(42.6m.sq)
Second Floor Kitchen	161sq. ft.	(49m.sq)
Second Floor Bedroom + En-Suite	164sq. ft.	(49.9m.sq)

**Leases / Licenses**

The ground floor shop is let subject to a 20 year full repairing and insuring lease and to 15% uplifts at each fifth year interval commencing November 2013, hence at a current rent of £18,000 per annum.

Flats are let on an Assured Shorthold Tenancy Agreement. Both occupiers currently express interest in renewing for a further 12 months, with a nominal uplift to be agreed.

**Rent**

Ground Floor Shop	£18,000 per annum exclusive
First Floor Flat	£1,220 per month exclusive subject to an upcoming review
Second Floor Flat	£1,220 per month exclusive subject to an upcoming review

## **Tenure**

Freehold, subject to the existing tenants

## **Price**

£650,000 is set as a guide price, although we anticipate to achieve in excess of this figure

## **Additional Information & Viewings**

Russell Lewis

T+44 (0)208 953 1412

M+44 (0)7768 007 474

E [russell@russellewis.co.uk](mailto:russell@russellewis.co.uk)