

## NEASDEN LANE, LONDON, NW10 0AD



We are pleased to be able to bring to the market a rarely available ground floor shop with office to rear and residential two storey upper part which is offered for sale freehold.

The shop measures some 1,100 sq ft with office to rear of approximately 250 sq ft additionally and there is a self-contained two storey residential maisonette over the first and second floors which is currently let on an Assured Shorthold Tenancy until June 2026 at £2,100 pcm.

The ground floor shop and office have recently been used as separate lock-up business units but could easily be reverted back to a single shop and office.

The property is situated in the heart of busy Neasden Shopping Centre adjacent to such multiples as Tesco, the Post Office, Cost Cutter and various other High Street retailers and occupies a commanding position whilst having the additional benefit of a rear service road affording separate access to the maisonette above and to the office to the rear of the shop. Local bus services are available at Neasden Shopping Centre and the nearest underground Station is Neasden (Jubilee Line).

The seller has obtained planning permission for a two storey extension to rear (plans available at our office)

**PRICE: .....Offers in the region of £990,000.....FREEHOLD**

**NEASDEN LANE, LONDON, NW10 0AD (CONTINUED)**

The accommodation is arranged as follows:

**Shop (assuming clear space):** Some 1,100 sq ft.

**Office (rear):** 250 sq ft approximately.

There are WC and staff facilities located between the shop and the office which can be shared.

**First Floor:**

Three rooms, kitchen and storage facilities.

**Second Floor:**

Two bedrooms, bathroom and WC with additional storage facilities.

Please note the maisonette can be accessed separately from the shop with front access to Neasden Lane.

The property is offered for sale chain free.

**PRICE:            Offers in the region of £990,000            FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**NEASDEN LANE, LONDON, NW10 0AD (CONTINUED)**

