

Mixed Use Freehold Property

Off Market Sale

24 Park Parade, Harlesden, NW10 4JG



OPPORTUNITY

The Lime Group are excited to be sole agents on this mixed used development opportunity in Harlesden, that has been in the same ownership for the last 42 years.

A rare to the market property, this 3 storey freehold building is part let and offers considerably scope for improvement/development and rental uplift.



LOCAL AUTHORITY

Brent Council

Ground Floor Commercial

The ground floor commercial space is being occupied by a family friend who is running a tailoring business.

The tenant has been here for approx. 6 years and wishes to stay on longer. As the current rent is on a reduced basis of £15,000 pa, there is huge uplift potential here.

No lease or AST is in place, but this done before/on Completion if required.

There is a rear storeroom/workshop that could be converted into a studio flat (subject to planning and consents). Although this area has not been measured yet, we have floor plans booked in to be done on 6 September 2021.

1st Floor

This floor is currently being used by the Owners, and consists of: -

- Reception/Lounge
- Bedroom 1
- Kitchen
- Bathroom

Vacant possession will be available on completion.

2nd Floor

This floor is currently being used by the Owners, and consists of: -

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

Vacant possession will be available on completion.

Information

TENURE

Freehold

OFFERS

We are seeking offers in the region of £1,100,000.

LOCATION

Located on the Park Parade and prominently placed next to Manor Park Road and the vibrant High Street.

The property is located close to Willesden Junction Underground and Overground Station (0.33 miles) and Harlesden Overground Station (0.6 miles).

HARLESDEN

Harlesden is an up-and-coming residential area known for its multicultural vibe, with a buzzing dining scene encompassing Caribbean, Brazilian and Lebanese cuisines. Its busy High Street offers take-out restaurants and international grocery stores. A wildlife area can be found at the peaceful Roundwood Park.



Further Information



BOUNDARY LINE PLAN

See above the green line plan. This is for indication purposes only.

SITE SIZE

Approx. 2,700 sq.ft

FLOOR PLANS

New and accurate floor plans will be available from 6 September 2021.

VIEWINGS

All viewings must strictly be arranged via The Lime Group.

1st Slot - Friday 3 September 2021
(Afternoon after 2pm)



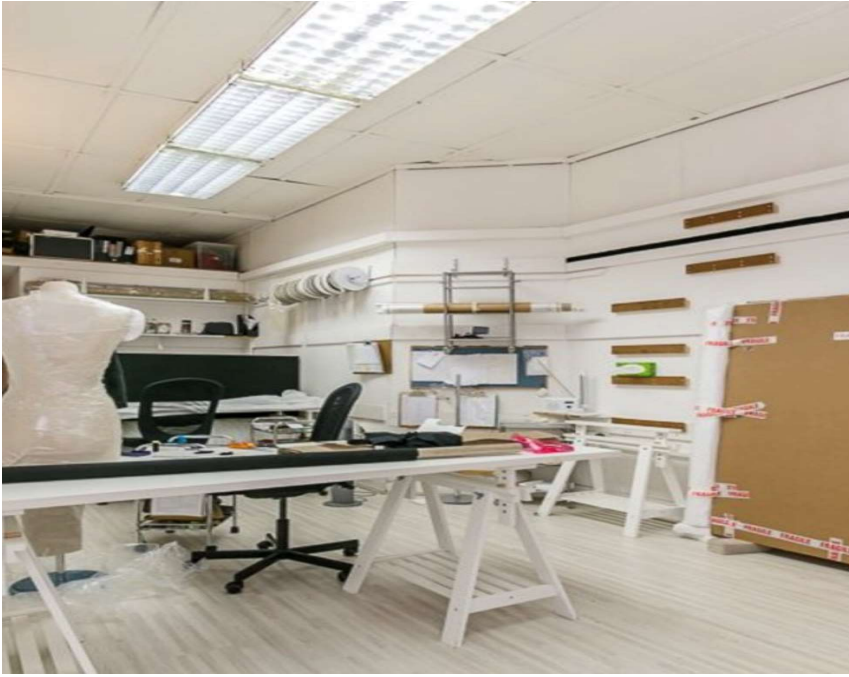
CONTACT DETAILS

To register your interest or request further information, please contact Kash Patel at: -

Email: kash@limeauctionhouse.co.uk or LimeWealthUK@gmail.com

Telephone: 020 7206 2551 or 07939 048 714

Photographs







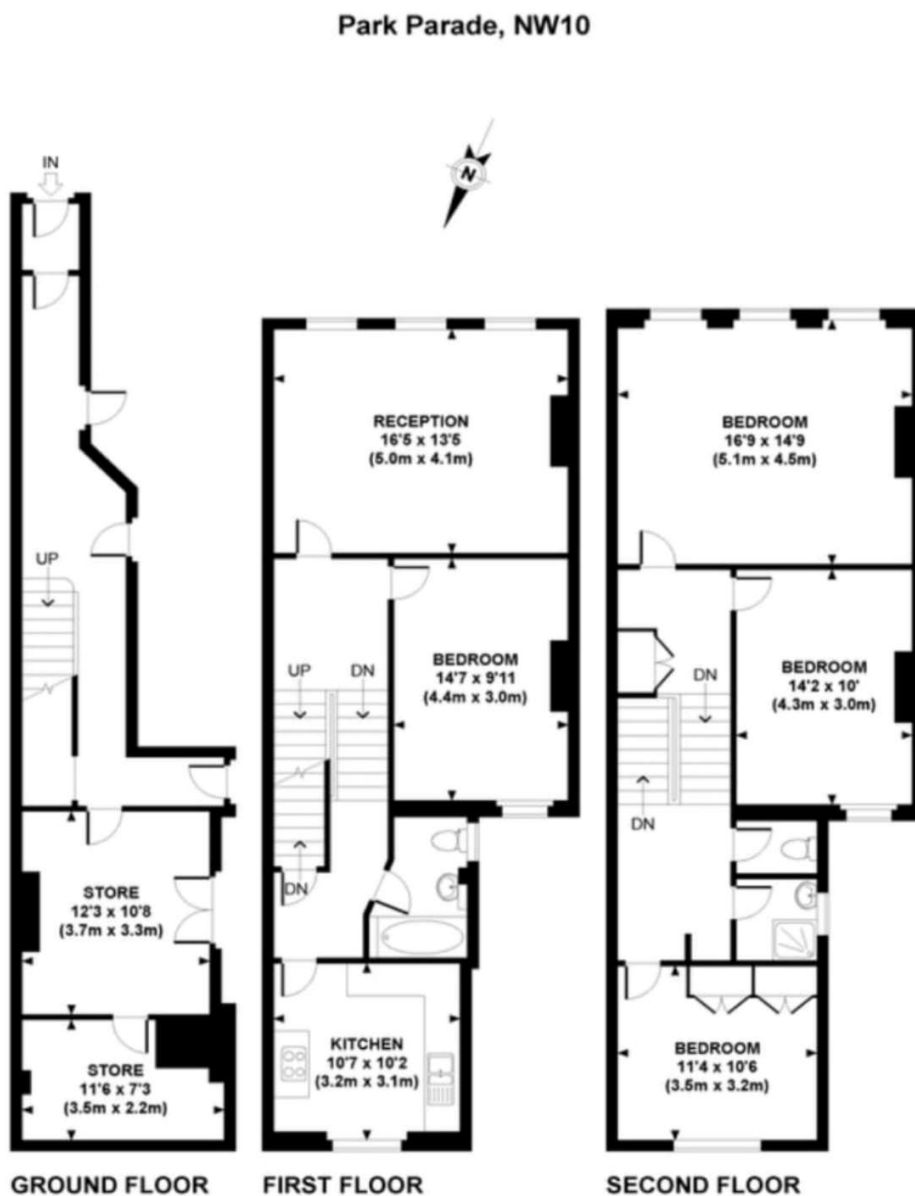


Temporay Floor Plan

Please note that although the floor plan is recent and accurate, the ground floor commercial plans are incomplete.

The Lime Group are undertaking our own nex floor plans, and that will be ready on 6 September 2021.

The below floor plan is indication only, but gives you the current layout.



APPROXIMATE GROSS INTERNAL AREA 1830 SQ FT / 170.1 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.