

# Lot 31

157 High Street, Harlesden,  
London NW10 4TR

**GUIDE PRICE: £300,000**



## FREEHOLD SHOP AND FLAT IN PROMINENT LOCATION

This centre-terraced freehold building built of traditional construction consists of ground floor shop premises of approx 580 sq ft with an additional office of approx 130 sq ft. There is a self-contained spacious one bedroom flat above with front entrance which benefits from part double-glazing and gas-fired central heating. The shop premises has been trading as a long established Polish delicatessen for a number of years although the whole building is now being sold with the benefit of vacant possession. The property forms part of Harlesden High Street and includes many local and multiple occupiers including Abbey National and NatWest banks. The property is also within walking distance of Willesden Junction and Kensal Rise Stations.

### ACCOMMODATION

Shop consisting of retail premises, office, interior and exterior store rooms, WC, overall approx 710 sq ft.

Flat: Landing, living room 13'6 x 13', kitchen 12'4 x 8'7, bedroom 10'2 x 10', bathroom, roof balcony.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Brent: 020 8937 1234

Adopted Rateable Value: £5300

Council Tax Band (for flat): C

### VENDORS SOLICITORS

Mr Savjani

Savjani & Co

138 High Street, Harlesden, London NW10 4SP

020 8961 3352

### VIEWING TIMES

By appointment through the auctioneers.