

## Lot 5

# Carramore Public House, 236–238 North Circular Road, London NW10 0JU

**GUIDE PRICE: £500,000**



**FREEHOLD PUBLIC HOUSE WITH  
INVESTMENT/DEVELOPMENT POTENTIAL**

This public house premises forms part of a parade located at the junction of North Circular Road and Brentfield Road. The area is highly popular being opposite the Ikea superstore, MacDonalDs drive-thru and within walking distance of the National Wembley Stadium. Neasden underground station is also within walking distance. The property is built of brick under a tiled roof over two floors and offers scope for investment or possible conversion subject to obtaining any necessary planning consents that may be required. We are advised that VAT is applicable to this lot.

### ACCOMMODATION

Public house and premises

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Brent 020 8937 1234

Rateable Value: £18,800

Flat @ 238 Council Tax Band: B

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN