

LOT

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358 Neasden Lane North,  
London NW10 0BT

**Guide Price: £185,000\***

**HIGH STREET SHOP WITH STUDIO FLAT TO  
REAR PRODUCING CIRCA £18,500 PA IN  
TOTAL**



This ground floor commercial premises is currently used as a massage parlour and is let on a 10 year lease starting October 2016 for a rental income of £833.33pcm (£10,000pa). In addition, to the rear of the shop is a one bedroom flat producing an additional £8,500pa. We understand the current tenants are holding over on the original terms of the Assured Shorthold Tenancy. The shop is located close to other local shops and amenities, including Tesco Express and Santander. Good transport links serve the area including the A406 North Circular Road and Neasden Underground Station, served by the Jubilee Line. This property will be of interest to investment purchasers.

#### **ACCOMMODATION**

**Shop** area approx 44.39m

**Flat:** reception room, open plan kitchen, bedroom, shower room with WC

#### **TENURE**

Leasehold – 999 years from 1 January 2008

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 020 8937 1234  
Rateable Value: £12,750

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN