

## For Sale

Ground Floor Retail Unit  
with 4 Bedroom Flat Above

**306/306a Neasden Lane**  
**Neasden, London**  
**NW10 0AD**

## Key Features

- Ground Floor Commercial 1125 sqft (104.5 sqm)
- Self Contained 4 Bedroom Duplex
- Densely populated area
- Great transport links
- Potential to develop (STPP)
- No VAT payable



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Apex Real Estate, 268 Bath Road, Slough, SL1 4DX

## Location & Description

An excellent mixed-use freehold opportunity located on the busy Neasden Lane, comprising a prominent 1,125 sq ft ground floor commercial unit with a spacious four-bedroom duplex apartment above.

Positioned adjacent to Tesco Express and the local Post Office, the property benefits from strong passing trade and high daily footfall within a well-established retail parade. Additional benefits include on-street parking, excellent transport links, and future development potential subject to planning permission (STPP).

Conveniently located close to Neasden Underground Station and major road connections including the A406 North Circular, this property offers a rare combination of commercial visibility, residential accommodation, and long-term investment potential in a growing Northwest London location.

## Terms

The property is available for sale on a freehold basis at a guide price of £850,000.

## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Commercial	1125	104.5
First floor	476	44.3
Second floor	459	42.7
Total Net Internal Area	2060	191.50

## VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

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## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating D (97)

## Rateable Value

Interested parties are advised to make their own enquiries with the Local Authority to verify the current Rateable Value and any rates payable.

## Investment Highlights

- Ground floor commercial unit extending to approx. 1,125 sq ft
- Spacious four-bedroom duplex apartment above
- Vacant Possession
- Suitable for investors, developers, and owner-occupiers
- Asset management and redevelopment potential (STPP)

## Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms.



## Contact Us

To discuss any aspect of this property, please contact the agent:

**Davleen Grover** | 07356 232 908 | [davleen@apexrealestate.co.uk](mailto:davleen@apexrealestate.co.uk)

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