

FOR SALE: FREEHOLD MIXED-USE INVESTMENT



6 High Street, London, NW10 4LX

On the instructions of the Fixed Charge Receivers

Retail NIA: 1,427 sq ft (132.6 sq m)
Residential GIA: 1,406 sq ft (130.6 sq m)

The Opportunity

- Freehold corner building occupying prominent position on High Street, Harlesden
- Retail unit and two residential apartments
- Floor areas: 2,833 sq ft (182.39 sq m)
- Site area: 0.0345 acres (0.014 Ha)
- Well located mixed use investment, with ground floor retail and 2 x 2 bedroom flats
- Current Rent of £95,400 per annum
- Potential for redevelopment/alternative uses (STPP)
- Offers invited for the freehold interest



LOCATION

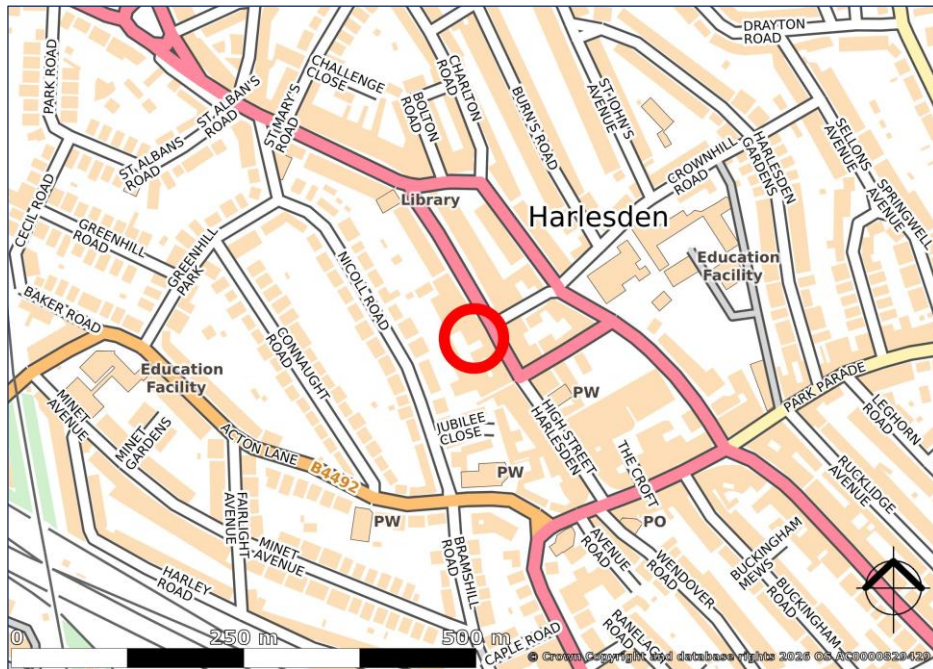
The property is located in Harlesden, approximately 6 miles north-west of Central London, within the London Borough of Brent. It occupies a position on the western side of High Street, close to Crownhill Road, forming part of an established secondary retail parade.

The area benefits from good transport links, with Harlesden and Willesden Junction stations within half a mile, providing Bakerloo Line and London Overground services, alongside strong road connections via the A404, A40 and A406 (North Circular Road). The surrounding area is mixed-use, with retail accommodation at ground floor level and residential uses above.

DESCRIPTION

The property comprises a mid-terraced mixed-use building arranged over three floors, with a ground floor retail unit and two self-contained flats above.

The retail unit, which has been extended to the rear, is currently let and provides open-plan accommodation with ancillary space to the rear, with ongoing tenant fit-out works. The residential accommodation is accessed via a separate entrance and comprises two-bedroom flats arranged over the first and second floors.



TENANCY SCHEDULE

Address:	Floor	Type	Area (Sq M)	Area (Sq Ft)	Passing Rent (Per annum)	Tenancy
Commercial:						
6 High Street, London, NW10 4LX	Ground	Class E	132.58	1,427	£45,000	15-year term from 01/02/2025 which can be terminated by either party on the 5 th anniversary
Residential:						
6a High Street London, NW10 4LX	First	2 bed 1 bath	60.75	654	£25,200	12 month AST from 5 April 2025 at a rent of £2,100 pcm
6b, High Street London, NW10 4LX	Second	2 bed 1 bath	69.87	752	£25,200	12 month AST from 20 April 2025 at a rent of £2,100 pcm
			263.2	2,833	£95,400	



TENURE

The property is held freehold.

Title No. MX146233

USE CLASS

We understand that the retail unit falls within Use Class E and the upper floors fall within Use Class C3.

Interested parties are to make their own enquiries with the Local Authority.

BUSINESS RATES

Hereditament	Rateable value	Description
6, High Street, London NW10 4LX	£19,750	Shop and premises

COUNCIL TAX

Address	Local Council	Council Tax Band
6a, High Street, London, NW10 4LX	Brent	B
6b, High Street, London, NW10 4LX	Brent	B

TERMS

Offers are invited for the freehold interest, which is held subject to the existing tenancies.

TENANCIES

The property is to be sold subject to the existing tenancies.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices are quoted exclusive of VAT.

We anticipate that a transaction will comprise a Transfer of a Going Concern (TOGC).

CONTACTS:

For further information or to arrange a viewing please contact:

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