



FREEHOLD INVESTMENT/DEVELOPMENT SITE

67 High Street, Harlesden, London NW10 4NS

An Adult Gaming Centre (Sui Generis use) and 2x3 bedroom apartments above, with planning consent to add a further 1x1 bedroom apartment

Offers in the region of £1,400,000, which reflects a capital value of £317 psf

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

67 High Street, Harlesden, London NW10 4NS

An Adult Gaming Centre (Sui Generis use) and upper parts with development potential



Location

The property is located on High Street, Harlesden, in the London Borough of Brent. The property is well positioned for transport links, with various bus routes running along High Street, Harlesden, whilst Willesden Junction Station is also located approximately 0.4 miles away.

The unit is located in the prime stretch of the High Street, with nearby occupiers including: Holland & Barrett, Superdrug, Iceland, Costa Coffee, Santander and Peacocks.

Description

The shop is arranged over basement, ground and rear first floor, whilst the upper parts comprise 2x3 bedroom apartments over the front first, second and third floors.

Planning consent was obtained on 23rd September 2023 to extend the rear of the property to provide an additional new build 1x1 bedroom apartment totalling 646 sq ft.

PAN 23/0939.

Tenure

Freehold.

Price

Offers in the region of £1,400,000 for the freehold interest, **which represents a low capital value of £317 psf.**

VAT

TBC.

EPC

Commercial - B46

67A - D61

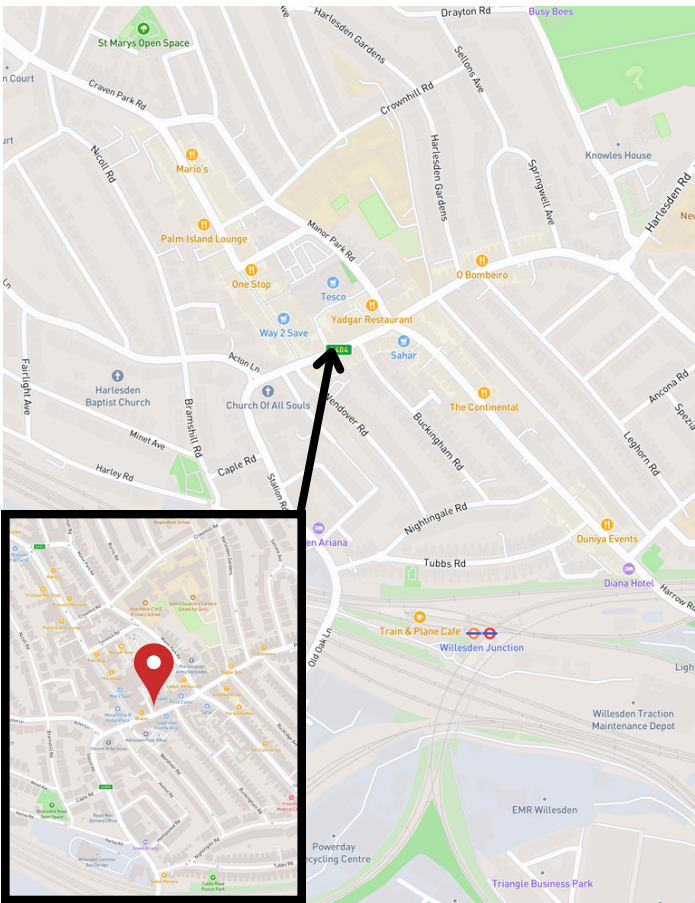
67B - D68

Legal Costs

Each party to cover their own legal costs.

Tenancy Schedule

Unit	Tenant	Use	Sq ft	Sq m	Term	Start date	End date	Review	Rent	Comments
Ground & part 1st floor	Merkur Slots UK Limited	Sui Generis	First floor - 278 Ground floor - 1,700 Basement - 516	First floor - 25.9 Ground floor - 157.9 Basement - 47.9	15 years	28/08/2025	27/08/2040	5 yearly, upwards only	£55,000.00	Tenant break clauses on 27/08/2030 & 27/08/2035. Break fee on first break is £13,750. Rent paid monthly in advance.
67a (1st floor)	Vacant	Residential C3	808	75.2	N/A	N/A	N/A	N/A	N/A	
67b (2nd & 3rd floor)	Private individual	Residential C3	Second floor - 550 Third floor - 558	Second floor - 51.1 Third floor - 51.9	2 years	27/02/2019	26/02/2021	N/A	£21,300.00	
Total			4,410	409.7					£76,300.00	



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Commercial Real Estate

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.