

# 38 PARK PARADE

HARLESDEN, NW10 4JE

---

D&J Yip Company

ESTATE AGENTS • VALUERS • PROPERTY CONSULTANTS LTD  
LOSS ADJUSTERS & SURVEYORS • INSURANCE CONSULTANTS

VICTORY DIVINE  
TAILORING ALTERATIONS

PROFESSIONAL SEWING SERVICE  
PHONE: 0896 780033

FOREST  
REAL ESTATE

39



# FOR SALE

## 452 SQ FT

### Freehold Income Producing Retail Investment

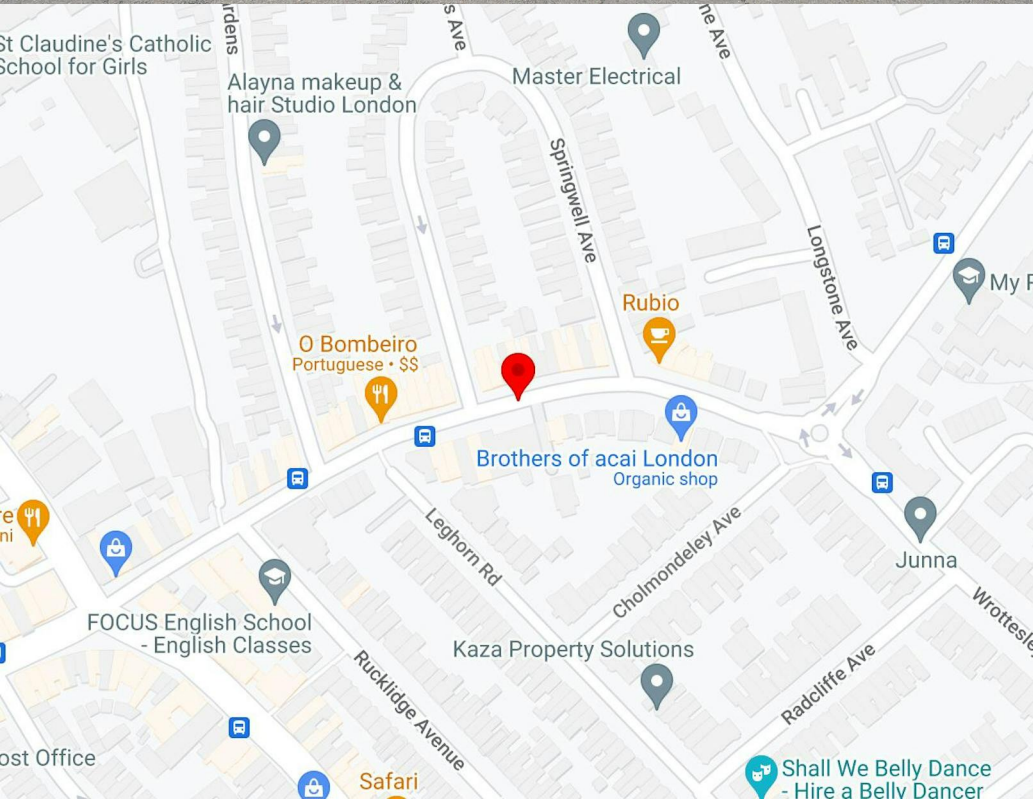
#### Key Features

---

- Freehold
- Income Producing Retail
- Nearby Occupiers Include Santander & Costa Coffee
- Mid Terraced Building
- Residential Flats Sold Off
- Within Walking Distance Of Willesden Junction Station (Overground and Bakerloo Line)

**38 Park Parade**  
Harlesden, NW10 4JE





## Description

The property encompasses a ground-floor shop with 3 sold off self-contained flats situated on the upper floors.

The shop is let to a clothing alterations service on a Full Repairing and Insuring lease for a term of 10 years from 27th May 2020. Therefore having 6 years unexpired. The lease is Outside the Landlord & Tenant Act. There is forthcoming rent review on 27th May 2024 - a rent increase has been agreed of £15,600 per annum.

The 3 flats have been separately sold off on the following lease terms.

38a: 125 years from 16th July 2020 (121 years unexpired). The ground rent is £100 per annum.

38b: 999 years from 18th November 1987 (962 years unexpired). The ground rent is £450 per annum.

38c: 999 years from 18th November 1987 (962 years unexpired). The ground rent is £450 per annum.

The total annual income is £16,600. Representing a gross yield of 6.6%.

## Location

Harlesden located in North London within the London Borough of Brent, is a vibrant locale boasting a diverse community and excellent transportation connections via the Overground and Bakerloo Line.

This property is conveniently located amidst a plethora of independent retailers, with the High Street just a few minutes' walk, hosting renowned national brands such as Costa Coffee and Santander.

Strategically positioned, the building is a mere 0.6 miles from Willesden Junction Train Station and 1 mile from Kensal Green tube station, offering routes to central London, with London Waterloo accessible in just 30 minutes.



# Availability

Price	£250,000.00
Rates	N/A
Service Charge	N/A
VAT	Not applicable
EPC	D (78)

# Contact

## Cormac Sears

020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## North London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**38 Park Parade**  
Harlesden, NW10 4JE

**F O R E S T**  
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/04/2024