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PROMINENT FREEHOLD MIXED-USE BUILDING

HIGH YIELDING SALE AND LEASEBACK FOR 5 YEARS



HIGHLY PROMINENT NW LONDON LOCATION

12 & 12a Norbreck Parade, North Circular Road, London NW10 7HR

Ground Floor Retail with 3-Bedroom Maisonette, Roof Terrace & Workshop/Warehouse

- Corner plot, visible directly from the A406 NCR (100k vehicles passing daily*)
- Freehold sale and leaseback price £850,000
- 5 year leaseback from completion
- Annual rental income of £70,000 per annum (8.23% Gross Yield)
- Ground floor retail shop with workshop/warehouse to rear with direct access from the road
- 3-bedroom maisonette above
- Ideal for investors to add value
- Established and well-respected covenant in the custom motorcycle scene
- Located in area of Northwest London that has constantly outperformed national trends
- Potential for capital growth with added income security, through active asset management

*Source: Department for Transport

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PRIME NW LONDON LOCATION ▪ INCOME PRODUCING FROM DAY ONE













GROUND FLOOR RETAIL WITH 3 BED MAISONETTE, ROOF TERRACE & WORKSHOP/ WAREHOUSE

SUMMARY

Type	**Mixed-use, retail with residential upper parts**
Tenure	Freehold retail & long leasehold residential upper parts under same ownership
Price	**£850,000**
Potential Rental Income	£70,000 per annum representing a potential gross yield of 8.23%
Leaseback Terms	**A lease term of 5 years to be signed on completion**
Business Rates	Interested parties are advised to contact the London Borough of Ealing
VAT	**We have been advised the sale will not be subject to VAT.**
EPC Rating	**Commercial – E (109) / Residential – D (57)**

LOCATION

The property is located on Norbreck Parade, accessed off Priory Gardens A4005 which provides a direct route into North London and the M1 Motorway. The Hanger Lane Gyratory system is also in close proximity and provides direct access into Central London via the A40 Western Ave and to the wider motorway networks to include the M40, M25 and M4. Hanger Lane (Central Line), Park Royal (Piccadilly Line) and Stonebridge Park (Bakerloo Line) underground stations and Stonebridge Park overground station (Lioness Line) are all within walking distance of the property and various bus routes also service the area.

LOCATION HIGHLIGHTS

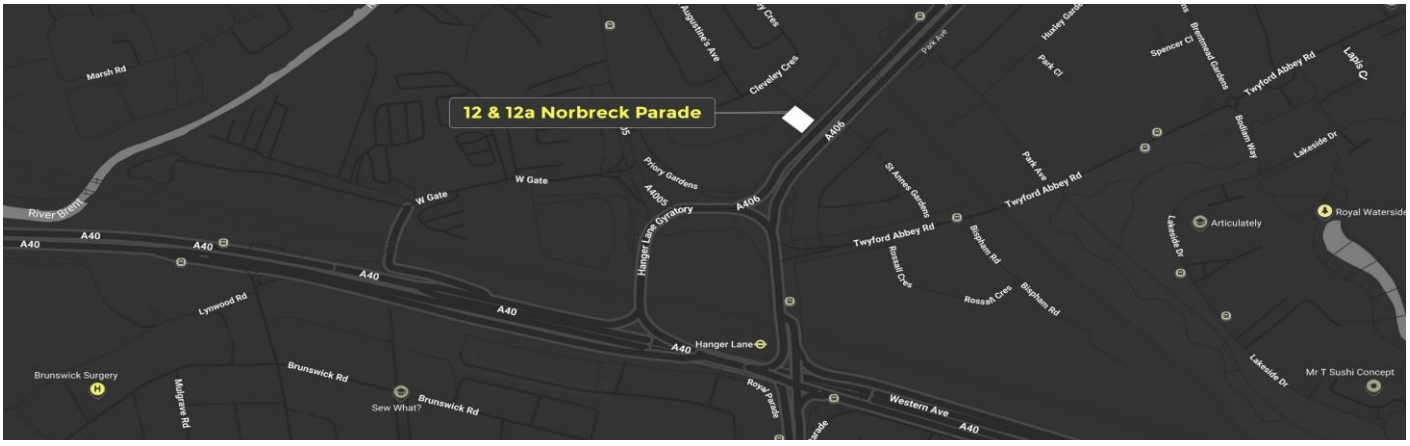
Prime NW London Location – Positioned in a highly visible location on well known Hanger Lane Gyratory System surrounded by an affluent residential neighbourhood and thriving retail parades

Excellent Transport Links – Walking distance of three well connected underground and one overground station. Direct access to major arterial roads leading to Central London, Heathrow & the wider major motorway networks.

Strong Local Demand – a popular area for both young professionals and families, ensuring consistent residential and commercial interest.

TRAVEL DISTANCES (source Google Maps)

Hanger Lane Tube Station (Central Line)	0.2 miles
Park Royal Tube Station (Piccadilly Line)	0.6 miles
Stonebridge Park Tube & Overground Station (Bakerloo & Lioness Line)	1.2 miles
A406	0.1 miles
A40	0.2 miles
M1	4.5 miles
M40	9.2 miles
M25	11.4 miles
Central London	9.2 miles
Heathrow	12 miles



DESCRIPTION

A prominently positioned, three storey mixed use building comprising a retail unit with excellent frontage with rear workshops, and a self-contained three-bedroom split level maisonette above including a private roof terrace and a garage, which are both unique features in this location. This mixed-use opportunity offers a lease with immediate income, value add potential to enhance the capital value, thus is suitable for investors.

TENURE

The building is held under two titles by the same vendor

12 Norbreck Parade – Ground Floor Commercial - Title No: AGL111070 - **FREEHOLD**

12a Norbreck Parade – Residential Accommodation - Title No: AGL105249 - **LONG LEASEHOLD**

SALE STRUCTURE

Sale and Leaseback. On completion of a sale, the vendor to sign a 5 year leaseback agreement at a rental figure of £70,000 per annum under SNOBS CUSTOM CYCLES LTD (company number 10675682)

ACCOMMODATION

Description	sq ft	sq m
GF Retail	689	64.10
GF Workshops	582	54.10
TOTAL	**1,271**	**118.08**
Residential Upper Parts	3-bedroom maisonette	

All measurements are approximate. Interested parties to carry out their own survey to confirm these figures.

PRICE

£850,000.

PURCHASER PROFILE

All offers will have to be supported with proof of funds or funding confirmation.

FIXTURES & FITTINGS

The property to be sold in a cleared condition but the vendor may entertain separate negotiations for certain fixtures and fittings.

ANTI-MONEY LAUNDERING REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

DISCLAIMER

None of the amenities have been tested by Telsar.

Rear of the property









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For further information or to arrange a viewing, please contact:

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