



INVESTMENT FOR SALE | 1,913 SQ FT
425 & 427, HONEYPOT LANE, STANMORE, HA7 1JJ



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)

FREEHOLD SHOP & RESIDENTIAL INVESTMENT

- Good Secondary Trading Location
- Good Decorative Condition Throughout
- Self-Contained 3 Bedroomed Flat with access from the large communal yard at the rear of the shop.
- The Flat is in good decorative order and has the benefit of Gas Central Heating, Aluminium Double Glazed Windows and carpeted.



DESCRIPTION

The Premises comprise a Ground Floor Shop trading as a Funeral Parlour with a large single storey rear extension used for storage purposes and having rear vehicle access via a large open communal yard area at the rear. The shop is let on a Lease dated the 17th March 2014 on a Full Repairing & Insuring basis, for a term of 16 years from the 17th March 2014 with 4 yearly Rent Reviews, with a mutual Tenants & Landlords Break Clause every 4 years with 6 months prior notice being given of the same, at a current passing rent of £23,000 per annum exclusive agreed at the last rent review as of the 17th March 2022.

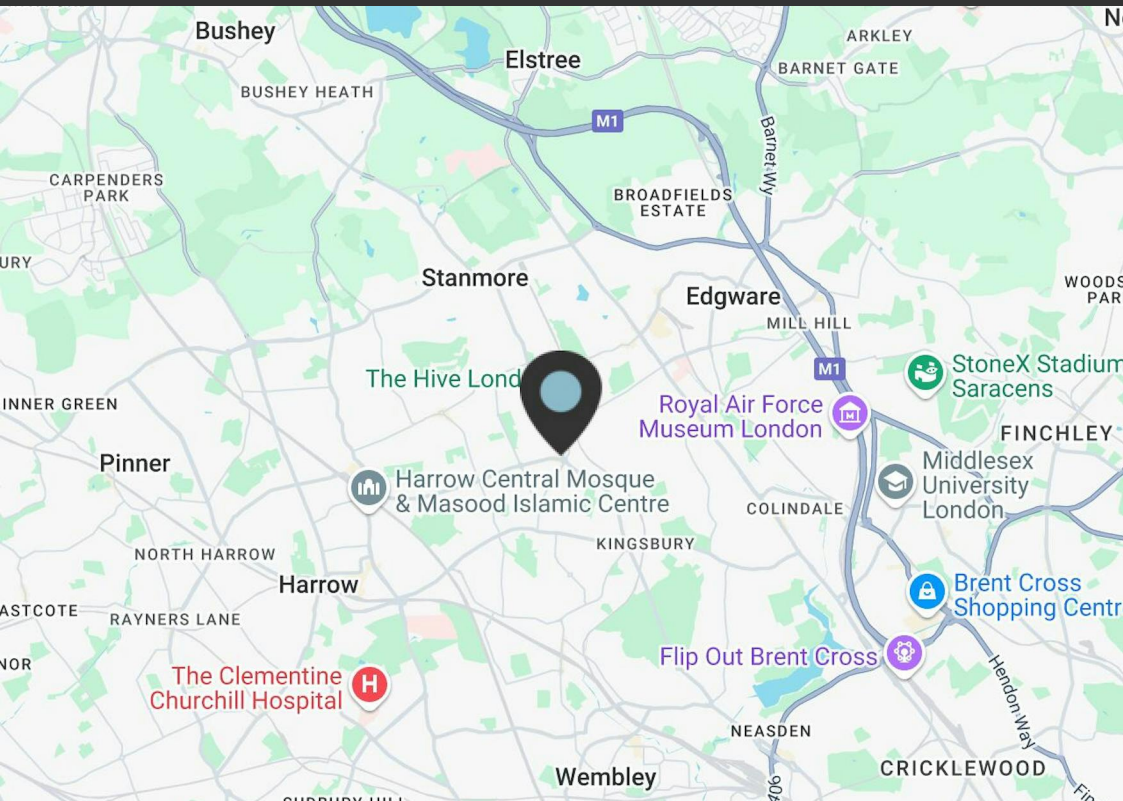
The self-contained three bedroom residential flat above the shop with access only from the rear shared yard area, comprises;
First Floor: Two Bedrooms and a Kitchen
Second Floor: Lounge, one Bedroom and WC/Washroom with Shower.
The Flat is let on an Assured Shorthold (AST) Tenancy Agreement for a term of 12 months from the 14th July 2024 at a rent of £2,200 per month (£26,400 per annum) with the Tenants having given the Landlord's a £2,500 Deposit.

The Total Rental Income for the entire property is £49,400 per annum.



LOCATION

The property is situated at the southern end of Honeypt Lane contained amongst a parade of terraced shops in a secondary trading location, being on the western side of the dual carriageway thoroughfare close to the Queensbury round about. Queensbury (Jubilee Line) Underground Station is located close by.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Shop & Rear Storage	1,170	108.70	Available
1st - Residential Flat	402	37.35	Available
2nd - Residential Flat	341	31.68	Available

PRICE

£950,000 There is no VAT to be charged on the sale price.

RATES & CHARGES

Service charge: N/A

Rates payable: £8,358.25 per annum

EPC

D

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Peter Wilson

0207 4439862

07896678182

peter@dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 29/09/2025



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)