



Shop and residential upper part investment opportunity

49 CRAVEN PARK ROAD

Harlesden, NW10 8SE

Retail

FOR SALE

- Freehold investment opportunity
- Entire building let on an FR&I Lease to an individual
- Future asset management opportunities with a lease expiry February 2028
- Passing rent for entire building £35,000 per annum
- Run as a charity premises on the ground floor with 2 x flats above which we understand are let on ASTs

Summary

Price	£550,000
EPC Rating	D

Description

An attractive freehold shop and upper parts investment, fully let to one tenant and producing £35,000 per annum until February 2028 (no further reviews). The tenant operates the ground floor as a charity outlet, while the two self-contained flats above are sublet on Assured Shorthold Tenancies, providing stable residential income.

This is a secure, income-generating opportunity with a diverse rental profile and unbroken lease term — ideal for investors seeking certainty and mixed-use potential in a busy High Street location.

Location

Harlesden is in the London Borough of Brent, just north of the Grand Union Canal. The High Street (part of the historic Harrow Road) forms the heart of the neighborhood, with the Victorian Jubilee Clock as a local landmark. It’s a lively, diverse shopping parade with independent retailers and cafés, and Park Royal’s employment hub close by.

Harlesden station (Zone 3): Bakerloo line and London Overground (Watford DC Line). Transport for London

Willesden Junction (Zone 2/3): Interchange for the Bakerloo plus Overground services on the North London and West London lines (links toward Stratford, Richmond and Clapham Junction).

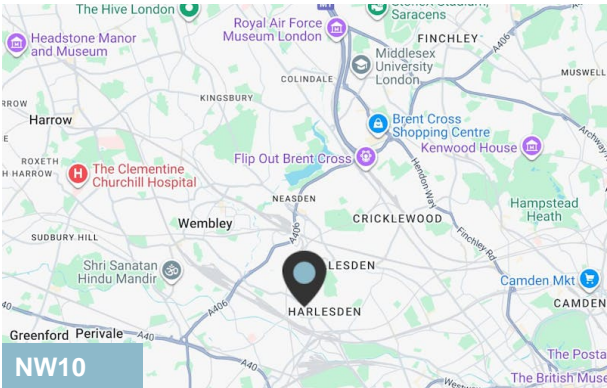
Accommodation

The accommodation comprises the following areas:


Name	sq ft	sq m	Availability
Ground	940	87.33	Available
1st - Flat A	635	58.99	Available
2nd - Flat B	570	52.95	Available
Total	2,145	199.27	

Floor Areas

Floor Areas are taken from VOA and EPC Register and have not been verified onsite.

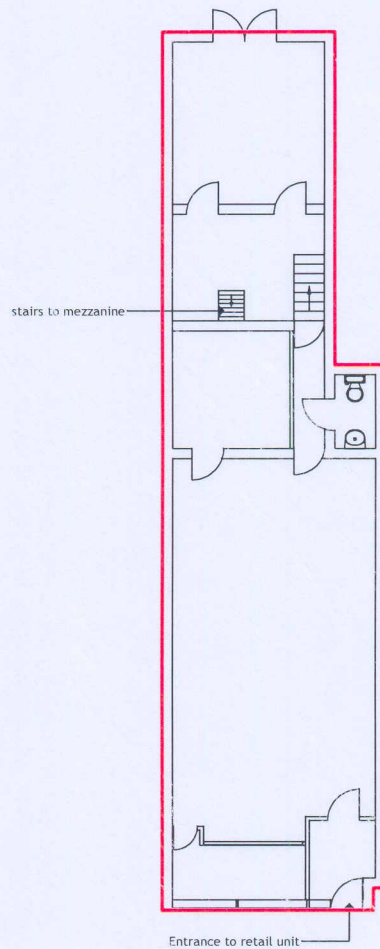
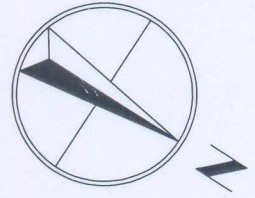


Viewing & Further Information

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GROUND FLOOR

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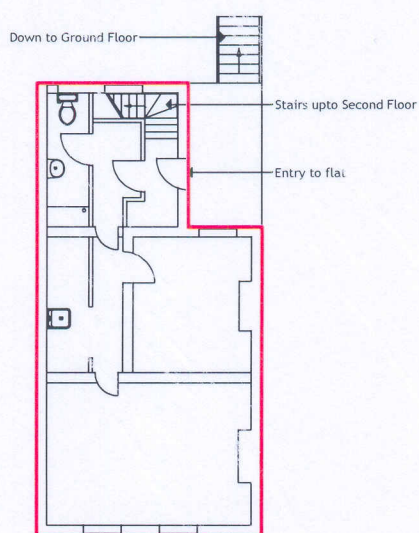
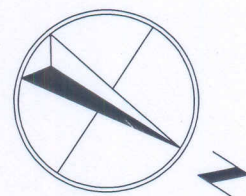


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FIRST FLOOR

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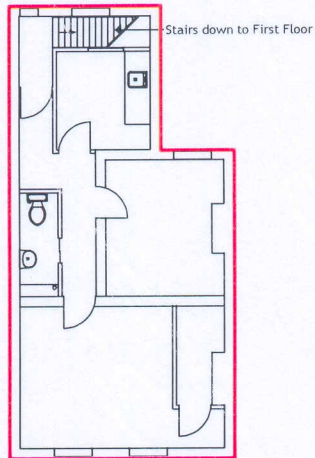
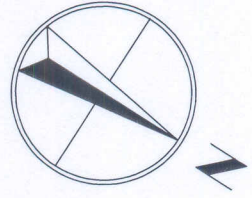


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SECOND FLOOR

 ABDULKADIR



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