



6 Craven Park, Harlesden
London NW10 8SY



Freehold Investment with Development Opportunity STPP

- Annual income of approximately £74,000
- Approximately 3,919 ft²
- Development potential subject to planning permission
- Offers in excess of £950,000

Description

The current property is a red brick double fronted detached house of approximately 3,919sq.ft. The building benefits from D1 use class and is currently being leased at approximately £74,000 per annum. The property has potential for change of use to residential subject to gaining the necessary consents.

Location

Craven Park is situated in the London Borough of Brent, North West London. The local area provides a diverse array of shops, restaurants and trendy wine bars. Brent Cross Shopping Centre is also only a 10-minute drive from the property and provides further high street and luxury retail shops. Brent Cross has been green lighted for a 4 billion pound redevelopment plan, which will provide 7,500 new homes. The local area provides excellent educational facilities with John Keble Coff Primary School and Newfield Primary School both within walking distance.

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Transport

Craven Park has excellent access to public transport with both Harlesden and Willesden Junction Rail Services only a 5-minute walk away, both stations provide National Rail and London Underground links into London Paddington in less than 15 minutes. The A406 (North Circular) is only a short drive from the property, which provides access to the M4 and the M1.

Development Potential

The property has been identified as having the potential for change of use from D1 (non-residential institutions) to C3 (residential). An indicative scheme for 5 residential units has been drawn up and is available on request.

For further planning information please contact Brent Council Planning Department on 020 8937 1234.

Tenant

The current tenant is Crime Reduction Initiatives. They are on a 9 year lease outside the landlord and tenancy act dated from 21st November 2006 and due to expire 20th November 2015. The current income for the building is approximately £74,000 per annum.

Tenure

Freehold.

VAT

We understand that VAT is not applicable.

Viewings

Viewings by appointment only via Highfield Investments.

Terms

Offers are invited in excess of £950,000.

Buyers note: The property will be in Savill's forthcoming auction on the 28th October unless sold prior.

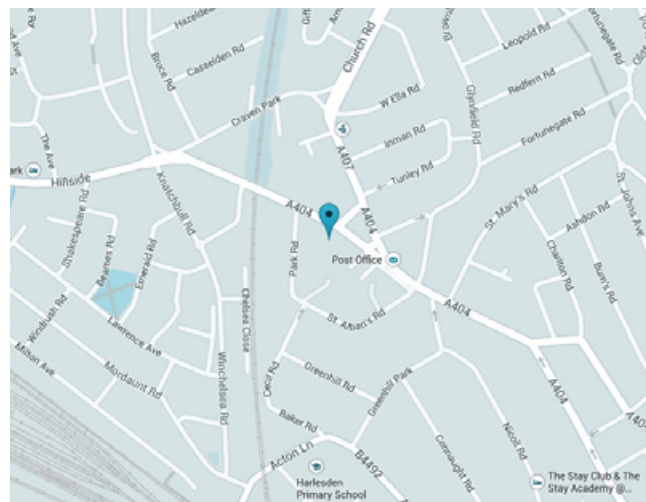
Additional Information

Copies of the indicative 5 unit scheme, existing plans and lease are available on request.

Site plan



Location map



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