



**Neasden Lane, London  
NW10 0AD**

**Asking Price £799,950**

Regal Estates are proud to offer for sale a rarely available unbroken freehold investment in the main shopping parade of Neasden Lane, London NW10.

Location: Located in the main shopping parade of Neasden Lane NW10, hugely benefitting from great foot flow, being 0.4 miles of Neasden underground tube station and easy access to the North Circular Road.

Property: Ground floor lock up shop of approx. 61 m<sup>2</sup> / 656 sq foot and rear yard. 2 x 2 bed self-contained flats on the 1st & 2nd floors with entrances via rear service road.


Tenancy:

Shop – Let on a commercial FRI lease of 20 years from 19th Oct 2012 with 5 yearly rent reviews. Current rent £20,000 per year exclusive. Trading as hot food takeaway & restaurant. EPC Rating 41B

Flat A – Let on an AST 12 months from 11th Nov 2024. Current rent £19,800 per year exclusive. EPC Rating C80.

Flat B- Let on an AST 12 months from 10th January 2025. Current rent £20,400 per year exclusive. EPC Rating C74.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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