

Lot 7

34 & 36 Craven Park Road, Harlesden,
London NW10 4AB

***Guide: £800,000**
In same family ownership over 50 years
Double Shop & 14 HMO Dwellings
6 week completion



SITUATION

Located close to the junction with Manor Park Road, occupying a prominent trading position in this busy retail shopping centre amongst a host of local traders and being approx. 1 mile from Neasden Underground Station (Jubilee Line).

Harlesden lies approximately 6 miles north-west of central London and 3 miles west of West Hampstead with easy access to the A406 North Circular Road which connects to the A40.

PROPERTY

A pair of mid-terraced buildings comprising:

- A **Large Double Shop** benefitting from a front forecourt and a rear courtyard with rear access from Manor Park Road.
- **14 HMO dwellings** (with 2 shared kitchens and a total of 6 showers and 6 WCs) accessed from two separate rear entrances via Manor Park Road forming the upper parts of Nos. 34 & 36.

Note 1:

The 7 dwellings in No.34 are subject to a registered HMO Licence for a term of 5 years from 27th February 2023.

The 7 dwellings in No.36 are subject to a registered HMO Licence for a term of 5 years from 31st August 2020.

Note 2: Refer to Auctioneers for floor plans.

VAT is NOT applicable to this Lot

FREEHOLD



£83,579.88 per annum
+ Vacant Double Shop & 2 Vacant Rooms

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Taylor Rose MW

Tel: 020 3540 4444 Ref: Peter Hambleton

Email: peter.hambleton@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 34 & 36 (Double Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	43'0" 40'8" 27'9" 62'0"			Previously let at £30,000 p.a.
				VACANT	
No. 34 (7 Rooms – First & Second Floors)	First Floor Room 7	Individual	6 months from 23rd August 2014	£7,300	AST. Holding Over
	First Floor Room 6	Individual	6 months from 25th December 2021	£7,300	AST. Holding Over
	First Floor Room 5	Individual	6 months from 12th December 2009	£5,720	AST. Holding Over
	Second Floor Room 4	Individual	6 months from 8th July 2021	£5,979.96	AST. Holding Over
	Second Floor Room 3	Individual	6 months 5th February 2022	£7,300	AST. Holding Over
	Second Floor Room 2	Individual	6 months from 1st November 2020	£7,279.92	AST. Holding Over
	Second Floor Room 1			VACANT	
No. 36 (7 Rooms – First & Second Floors)	First Floor Room 8			VACANT	
	First Floor Room 7	Individual	6 months from 28th November 2022	£8,320	AST. Holding Over
	First Floor Room 6	Individual	6 months from 16th November 2015	£7,300	AST. Holding Over
	Second Floor Room 4	Individual	6 months from 13th August 2022	£6,500	AST. Holding Over
	Second Floor Room 3	Individual	6 months from 16th September 2019	£7,300	AST. Holding Over
	Second Floor Room 2	Individual	6 months from 13th August 2022	£7,300	AST. Holding Over
	Second Floor Room 1	Individual	6 months from 12th February 2022	£5,980	AST. Holding Over
				Total: £83,579.88 + Vacant Double Shop & 2 Vacant Rooms	