



**60 CRAVEN PARK ROAD, HARLESDEN,  
LONDON, NW10 4AE**

***Guide Price £800,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**





## Location

The property is situated in the North West London area of Harlesden a densely populated suburb surrounded by the local shops and amenities of High Street and Askew Road.

## Description

Investment / Development opportunity

Semi detached freehold building built in circa 1930 comprises Ground floor retail unit to the front currently trading as a Brazilian butchers, grocers and coffee shop with a flat above that has been sold off on a long lease. Ground floor rectangular single storey building to the rear with pitched roof currently used as a Mosque.

## Leases & Income

Shop: 8 year internal repair and insuring lease from 30/01/2023, 4 yearly reviews - Passing rent £28,000 p.a

Mosque: 7 Year lease from 27/12/2019 - Passing rent £55,000 p.a

Upper floors residential: Sold on long lease 999 years from 2003 - Peppercorn ground rent.

Total Rent: £83,000 p.a

## Viewings

Contact sole agents  
Christopher St James 020 8545 0591

## Data Room

Further information available in the data room on our website  
Password: craven60

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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