

# Lot 8

In the Same ownership for over 60 years  
Extended completion available

375–391 North Circular Road,  
Neasden, London NW10 0HS

**GUIDE PRICE: £2,800,000+\***



## FREEHOLD UNBROKEN PARADE OF 9 COMMERCIAL UNITS WITH 9 SELF-CONTAINED FLATS ABOVE, WORKSHOPS AND YARD TO THE REAR PLUS ADVERTISING HOARDINGS – INVESTMENT WITH PART VACANT POSSESSION AND DEVELOPMENT POTENTIAL

UNIT	FLOOR	DESCRIPTION	TENANCY	RENTAL
375a	First/Second	3 rooms, kitchen, bathroom, sep WC	Vacant	
377a	First	2 rooms, kitchen, bathroom, sep WC	AST	£800 pcm
379a	First	2 rooms, kitchen, bathroom, sep WC	AST	£797.20 pcm
381a	First	2 rooms, kitchen, bathroom, sep WC	AST	£797.20 pcm
383a	First	2 rooms, kitchen, bathroom, sep WC	AST	£750 pcm
385a	First	2 rooms, kitchen, bathroom, sep WC	AST	£797.20 pcm
387a	First	2 rooms, kitchen, bathroom, sep WC	AST	£900 pcm
389a	First	2 rooms, kitchen, bathroom, sep WC	AST	£650 pcm
391a	First	2 rooms, kitchen, bathroom, sep WC	AST	£650 pcm
Mezzanine		Office	Vacant	
375–377	Ground	Car showroom: 95 sq m	Vacant	
379–381	Ground	Car showroom: 98 sq m	Vacant	
383–385	Ground	Car showroom: 98 sq m	Vacant	
387	Ground	Offices & Premises: 52 sq m	Vacant	
389	Ground	Shop & Premises: 43 sq m	Vacant	
391	Ground	Shop & Premises: 43 sq m	Vacant	
375b	Rear	Workshop		ERV: £200 pw
381b	Rear	Workshop		ERV: £500 pw
387b	Rear	Workshop/Office		ERV: £100 pw
389b	Rear	Workshop		ERV: £100 pw
391b	Rear	Workshop		ERV: £200 pw
Yard	Rear	Parking for 6 cars	Vacant	
Yard	Rear	Parking for 15 cars	Vacant	
Hoarding		Let to McDonalds		£100 pm
Hoarding		Let to J C Decaux		£1,500 pa inc to £2,500 pa agreed

This mixed used property comprises of a car showroom originally of 9 commercial units of which 6 are double units and 3 single units with hardstanding to the front, rear service road to 4 workshops and yard areas with own separate access to 9 self-contained flats above (8 × 1 & 1 × 2 bed) and advertising hoardings on front and side elevations. Occupiers close by include a mixture of residential and commercial users with Shell petrol station occupying the corner site immediately adjoining the parade. Situated occupying an imposing site fronting onto the west side of North Circular Road with a slip road and parking directly outside between Great Central Way and Neasden Lane North (A4088) with access from Village way to the rear service road. The property has potential to develop the entire site or just the existing units to maximise the potential investment return with flat 375a showing the potential of converting the other 8 self-contained flats into 2 bedroom accommodation, subject to obtaining all necessary consents.

### LOCAL AUTHORITY

London Borough of Brent  
020 8937 1234

### VIEWING

Strictly by arrangement with the Auctioneers.

### TENURE

Freehold

### COMPLETION

Extended completion available, refer to the Auctioneers for further details.

STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID