

PROMINENT CLASS E FREEHOLD FOR SALE

WILLESDEN GREEN

12 STATION PARADE

Description

Willesden is an area of northwest London, situated 5 miles (8 km) northwest of Charing Cross. It is historically a parish in the county of Middlesex that was incorporated as the Municipal Borough of Willesden in 1933 and has formed part of the London Borough of Brent in Greater London since 1965.

The unit occupies a prominent location within the Station Parade that directly faces the entrance to the busy Willesden Green Tube Station, other retailers include **Foxton's Estate agents, Chicken Cottage** and **Co-op Food**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first and second floors, providing the following approximate areas:

Ground Floor Sales	1,428 sq. ft.	(132.67 sq. m)
Ground Floor Ancillary	281 sq. ft.	(26.11 sq. m)
First Floor Ancillary	359 sq. ft.	(33.35 sq. m)
Second Floor Ancillary	317 sq. ft.	(29.45 sq. m)
Total	2,385 sq. ft.	(222 sq. m)

Part of the first and second floor have been sold off on a long leasehold from 26 August 2003 for 125 years paying a ground rent of £100 per annum.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£420,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£32,250
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 61. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

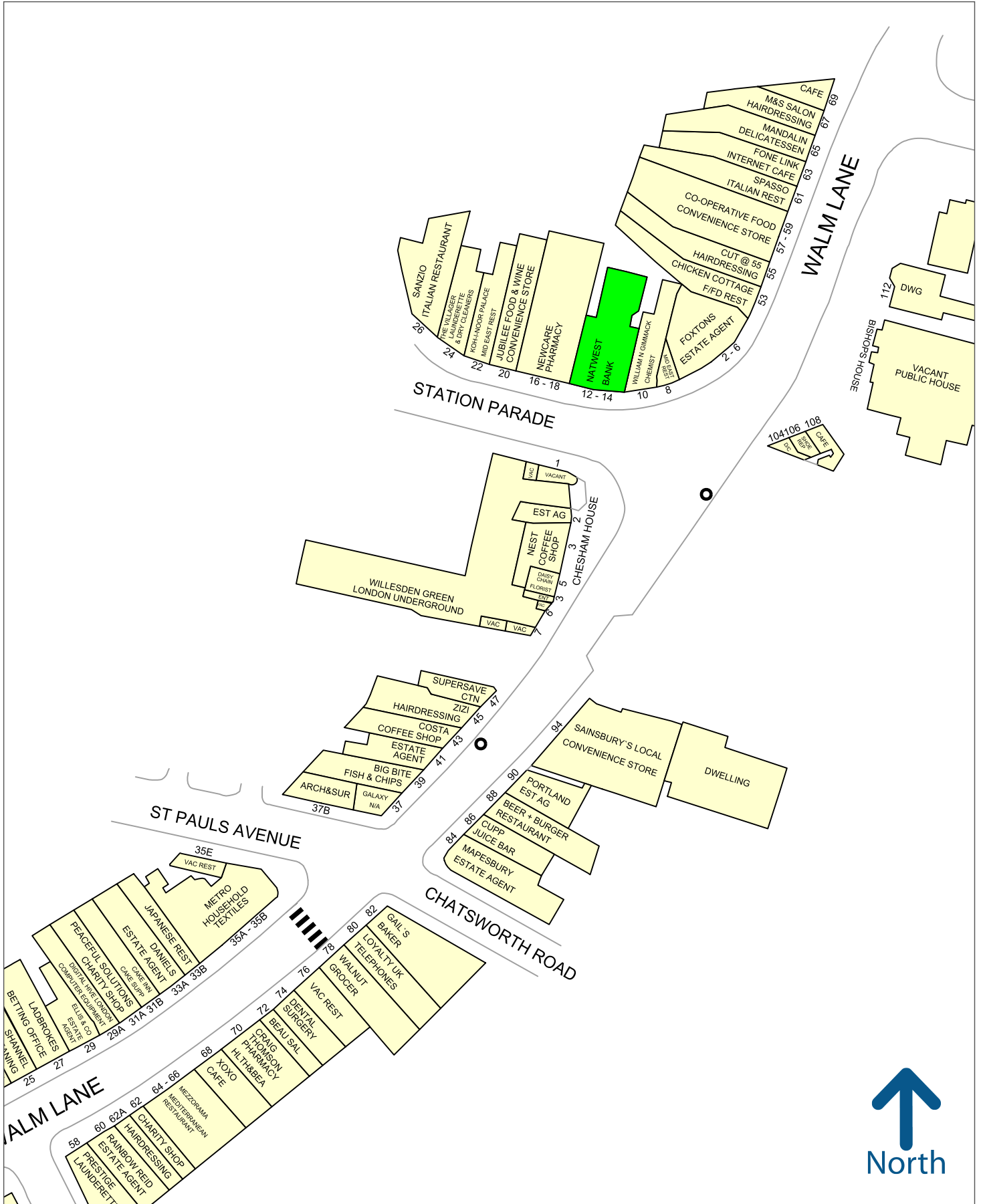
Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

Experian Goad Plan Created: 02/05/2024
Created By: Green and Partners



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