

SALTER REX

Chartered Surveyors & Estate Agents



FREEHOLD

BUILDING FOR SALE

MALDEN ROAD NW5 4BS

INVESTMENT/DEVELOPMENT

APPROX 1856 SQ FT

LOCATION:

The subject property is situated to the east side of Malden Road which passes between Prince of Wales Road in the south and Southampton Road in the north. Malden Road comprises of a mixture of residential and commercial buildings, some of which are used as retail premises. The subject property is situated in a small parade of 3 properties having a public house to its northern elevation and a retail fishing shop to its southern elevation while the subject premises are used as funeral directors with flat above.

ACCOMMODATION:

The property comprises of a 4 storey mid-terrace building, constructed over basement, ground, first and second floors. The building is constructed of traditional solid brick walls under a valley gutter style roof.

The ground floor has a shop front entrance which provides access into the building, while to the rear there is a small garden measuring approximately 7 x 6 meters accessed from ground floor level, although there is a lightwell at lower ground floor for access from the basement.

From the internal ground floor there is access into the basement which is used as ancillary space for the shop while the first and second floors are accessible only via an internal staircase from the shop and these two floors comprise of a self-contained 2-bedroom flat. The property needs modernisation as it is suffering from substantial structural cracks due to the poor condition of the attached building to the south.

The building has substantial scope for extensions to numerous elevations and change of use subject to all necessary consents.

MEASUREMENTS:	Ground Floor	572 Sq. Ft
	Basement	496 Sq. Ft
	1 st and 2 nd Floors	791 Sq. ft
	Total	<u>1856 Sq. Ft</u>
TENURE/FREEHOLD:	Offers considered in Excess of £525,000 for freehold interest with full vacant possession.	
EPC:	EPC has been commissioned.	
RATEABLE VALUE:	Basement + Ground Floor £12,750 (but from April 2023 £13,000) 1 st and 2 nd floor Maisonette - Council Tax Band C	
USER:	Any user within Class E/ (B1) C3 of the Town & Country Planning (User Classes) Order September 2020.	

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VIEWING: Only by appointment through the Sole Agent as below:

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MISREPRESENTATION ACT 1967

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