



Blackbird Hill, Neasden NW9 8RS (FREEHOLD)

Vacant Shop, Residential Investment with Development Potential - £660,000

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pkproperties.co.uk

Vacant Shop, Residential Investment with Development Potential - £660,000

Key Features

- Vacant Restaurant & Residential Investment
- Planning Application For Three Additional Studio Flats being appealed
- Two Existing Studio Flats and a One Bed Flat – Fully Let

Additional Information

Local Authority: Brent London Borough Council
Council Band: B (Residential Units)
Tenure: Freehold

Rental Per Annum

- Existing 2 Studio Flats and 1 Bedroom Flat Fully Let - producing £36,000.00 pa
- Existing commercial shop including rear parking space - £30,000 (Estimated Rental Value) pa
- Total ERV for Flats and commercial Shop - £66,000 pa

Estimated Rentals if Planning Application is Successful

- Additional Three Studio Flats - £54,000.00 pa
- Proposed Smaller Commercial Shop - £12,000.00 pa
- Existing 2 Studios and 1 Bedroom Flat Fully Let – £36,000 pa
- Total ERV - £102,000 pa

This commercial building is situated prominently on a parade of shops opposite Lidl supermarket. The building comprises of a restaurant space (A3 use) on the ground floor. Above the restaurant are three well-appointed flats which provide comfortable living spaces.

The building offers a perfect opportunity for rental income or further development which can enhance the property's value. The owners have submitted a planning application for three additional flats, details of which are available on request.

Positioned on a busy road, this property enjoys connectivity to public transport and links to North Circular and A406. With its combination of commercial and residential spaces this building holds immense potential for investors seeking diversification and steady returns.

Don't miss out on the chance to acquire this remarkable commercial building situated between Wembley Park (0.8 miles) and Neasden (1 mile) with Brent Cross Shopping Centre 2.8 miles away.

Please note disclosure of beneficial interest by a person connected to P K Properties



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451 Alexandra Avenue

Rayners Lane

Harrow

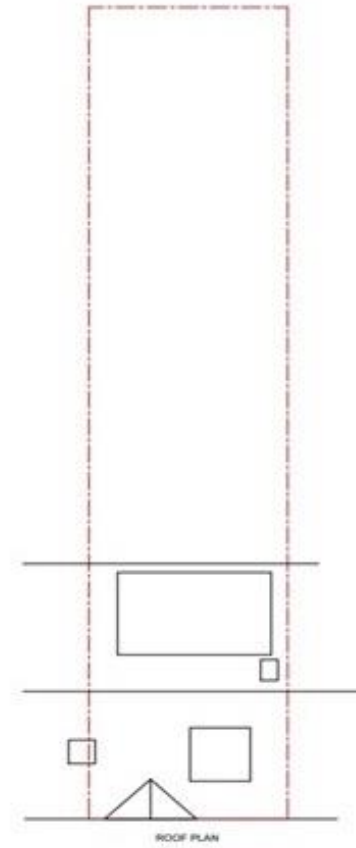
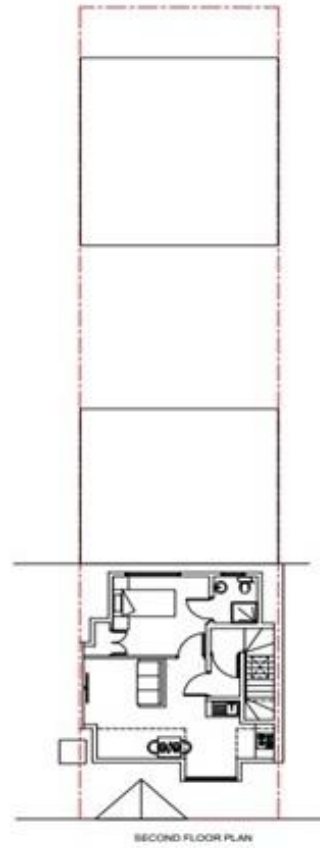
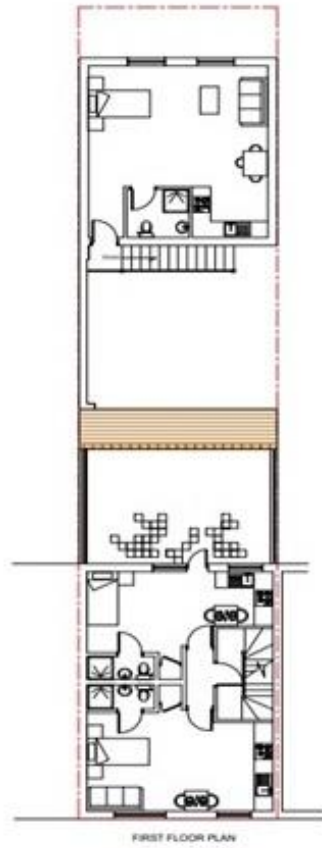
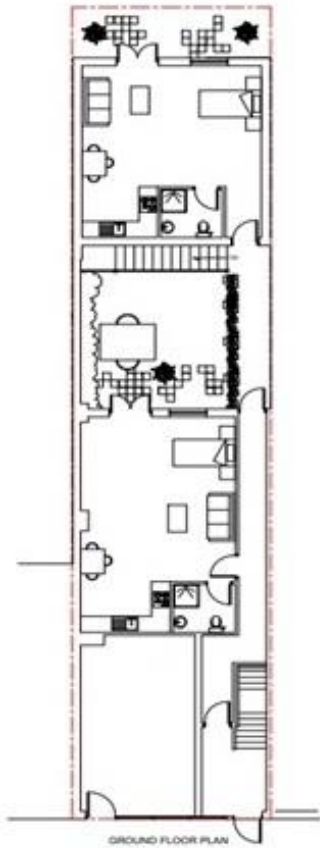
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PROPOSED FLOOR PLANS