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Churchill & Mathesons

Craven Park Road, London, NW10 4AE

Asking Price £400,000



KEY FEATURES:

- Excellent Location
- Excellent Transport Links
- Opportunity for Investors and Developers
- Over 3,000sqft
- A3 Licence Shop & Warehouse
- Freehold
- No Ground Rent
- No Service Charge

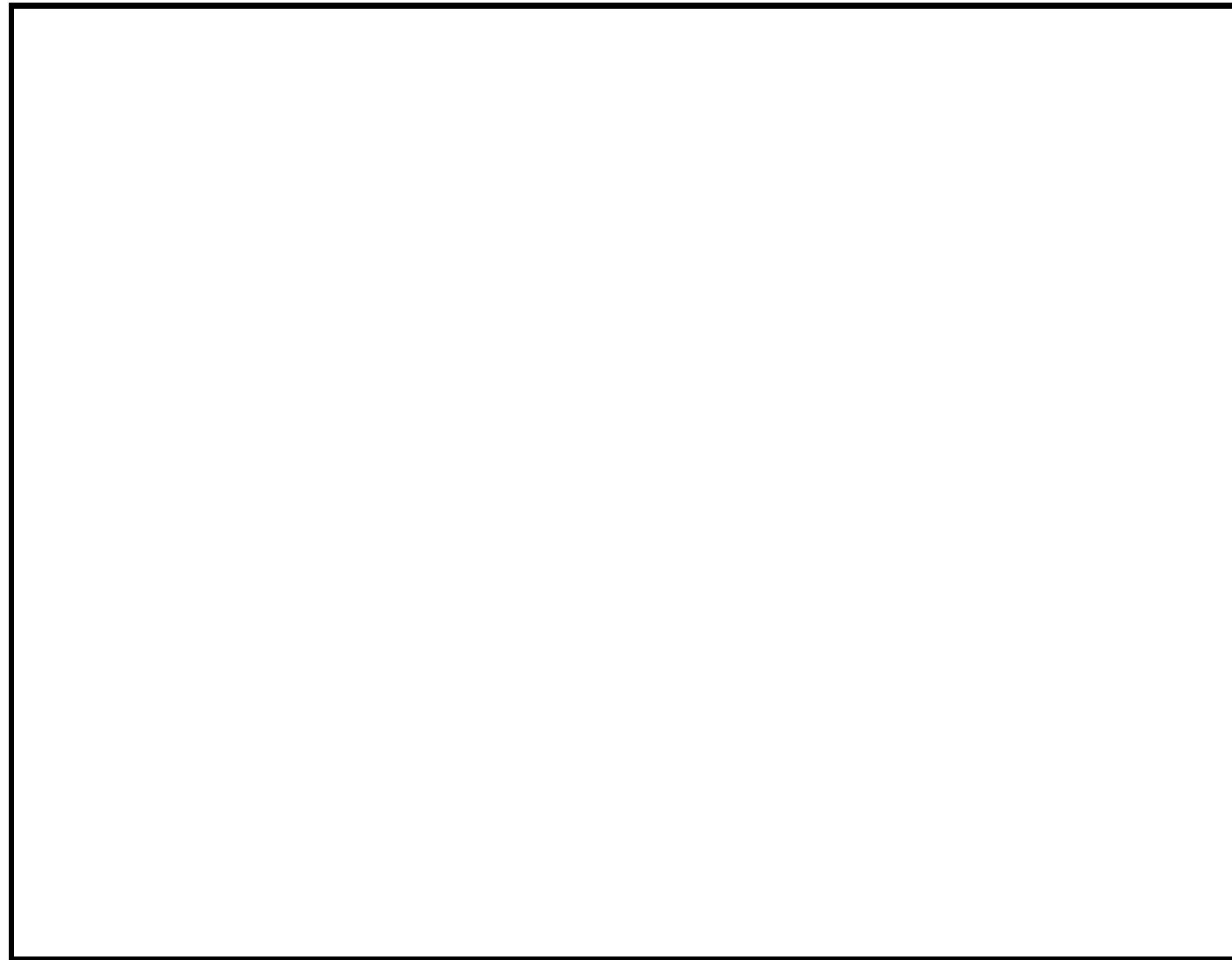
Churchill Estate Agents is proud to present this excellent premises for investors and developers.

This commercial premises can be transformed into residential.

This site is located on Craven Park Road, Harlesden. It is made up of a shop which already has an A3 licence and a warehouse which is being used as an events hall.

It benefits from being located in a prime location of Harlesden and served by various transport links, as both Willesden Junction and Harlesden stations are situated nearby. In addition, there are various bus routes in close proximity of the premises.

The total area of the premises is over 3,000sqft.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.