

# FREEHOLD DEVELOPMENT OPPORTUNITY

0.53 ACRES

For Sale



- Freehold industrial site
- Site area 0.53 acres approximately
- Residential development potential (STP)
- Income until June 2018
- Situated on quiet mixed use cul-de-sac
- To be sold on an un-conditional basis

6-8 Coombe Road, Neasden  
NW10 OEB

 **DUTCH & DUTCH**  
PROPERTY ADVISERS & PROPERTY MANAGEMENT

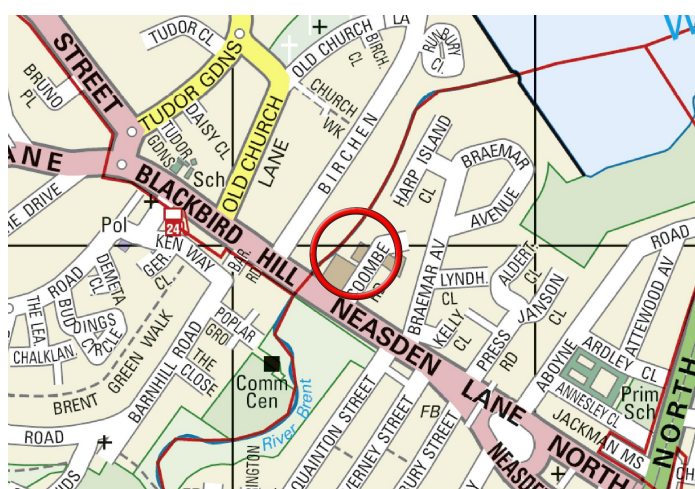
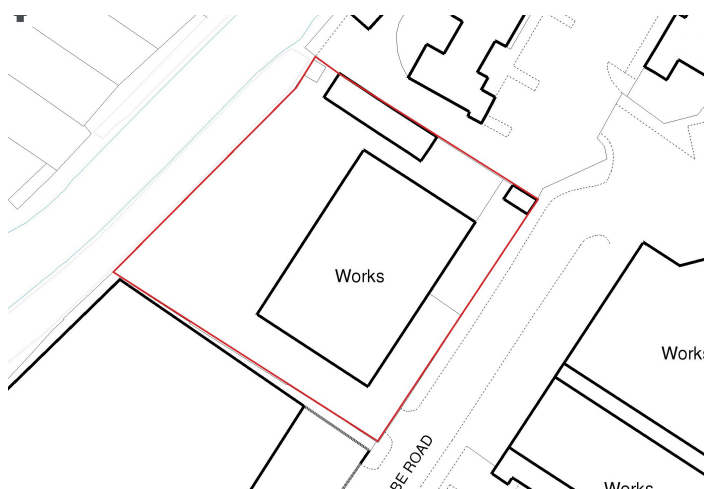
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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.

Freehold development opportunity which may suit Housing Associations, developers, house builders or owner occupiers (STP). Site of approx 0.53 acres 23,184 ft<sup>2</sup> (2,154 m<sup>2</sup>)

Located just off Neasden Lane North very close to the junction with the North Circular Road (A406) Single storey factory/warehouse and offices with good ceiling height standing on a site of just over half an acre.

The property is currently let on two leases both of which expire June 2018 and are contracted outside of the 1954 Landlord & Tenant Act. Total current income £68,000 per annum exclusive.



## TENANCIES

### WAREHOUSE & LAND

Tenant: London Brick Company

Rent: £45,000 per annum exclusive

Lease: Expires June 2018. Outside 1954 L&T Act

### OFFICE BUILDING

Tenant: Hardings

Rent: £23,000 per annum exclusive

Lease: Expires June 2018. Outside 1954 L&T Act

## ACCOMMODATION

6 COOMBE ROAD

Warehouse 5,730 ft<sup>2</sup>

8 COOMBE ROAD

Office building 1,676 ft<sup>2</sup>

SITE AREA 23,184 ft<sup>2</sup> (0.56 acres)

## PLANNING

The site is to be sold without planning and on an unconditional basis. However, we have been advised of the following:

This site is not within a designated 'Strategic Industrial', 'Locally Significant' or 'Industrial Business Park'. However, it is likely that LB Brent may seek to retain existing employment uses.

The site is within a Flood Zone 2 and 3 and a flood risk 'sequential test' is therefore likely to be required.

The site has a PTAL of 3 and some onsite car parking is therefore likely to be required.

## VIEWINGS

Strictly by appointment with Dutch & Dutch

David Matthews 020 7443 9866

Zach Forest 020 7443 9867

## SALE

The site will be sold by informal tender with bids invited on the basis of an unconditional sale.

Guide Price £4m.