harris& company

College Parade, Salusbury Road, Queens Park NW6

A rare opportunity to acquire a freehold mixed-use investment prominently positioned within the highly regarded College Parade, in the heart of Queen's Park, NW6.

The property comprises of a commercial premises arranged over ground and lower ground floors. The upper parts are arranged as two residential flats sold off on long leases, providing long term ground rent income of £300 per annum.

The vacant commercial accommodation provides flexibility for owner occupiers, investors or asset managers seeking immediate occupation, refurbishment or re-letting potential.

There is potential to create a self-contained residential dwelling to the lower ground floor area, subject to obtaining the necessary consents. Please make your own enquires via the local authority (London Borough of Brent).

Situated within a well-established and vibrant local parade, the property benefits from strong surrounding residential catchment and excellent connectivity. Queen's Park Station (Bakerloo Line & London Overground), together with the extensive amenities of Salusbury Road, are all within close proximity, providing convenient access to Central London and the wider North West London market.

Queen's Park remains one of North West London's most desirable residential and commercial locations, characterised by strong occupier demand, an affluent demographic and an established independent retail environment, underpinning the property's long-term investment and asset management potential.

FREEHOLD

VACANT POSSESSION

CURRENT RATEABLE VALUE: £18,750

VAT: NOT APPLICABLE

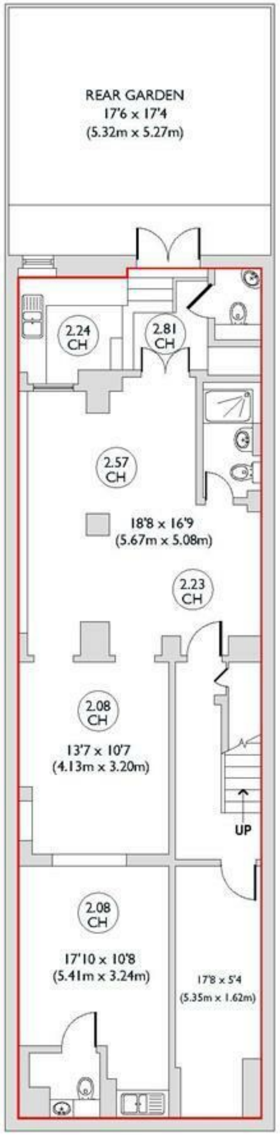
VIEWING: VIA AGENTS ONLY

EPC RATING: B

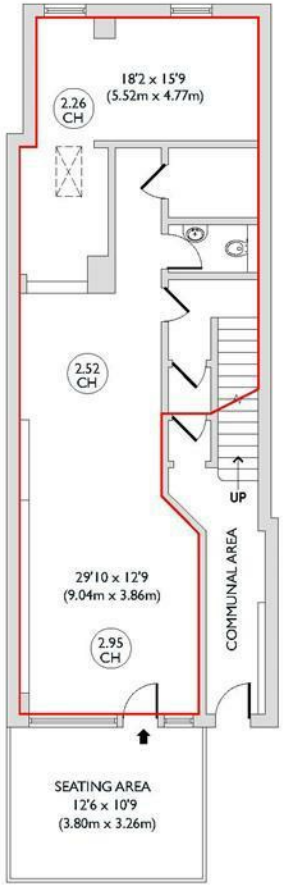
GUIDE PRICE: £575,000

harris& company

harris&
company



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1029 SQ.FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 705 SQ. FT

LEASE PLANNERS
WWW.LEASEPLANNERS.CO.UK

OFFICE: 0203 637 0150
EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE:

16 COLLEGE PARADE
SALUSBURY ROAD
NW6 6RN

DATE 6TH MAY 2026

Scale: 1:100 at A3

1 2 3 4 5
100 200 300 400 500

SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)

COMMERCIAL UNIT - APPROX GROSS INTERNAL AREA
1734 SQ. FT / 161 SQ. M

COMMUNAL SPACE - APPROX GROSS INTERNAL AREA
106.7 SQ. FT / 9.92 SQ. M

harris& company

106 Chamberlayne Road, Kensal Rise
London NW10 3JN

info@harrisandcompany.co.uk
www.harrisandcompany.co.uk
020 8969 1333