

# Wenlock & Taylor



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Chamberlayne Road, Kensal Rise  
London, NW10 3ND  
Price £1,650,000

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# Chamberlayne Road, Kensal Rise, London, NW10 3ND

COMMERCIAL & RESIDENTIAL INVESTMENT PROPERTY PRODUCING £109,100 pa. We are delighted to offer a rare to the market fully Let investment property and situated in this busy and popular location in the centre of Kensal Rise and (new) Kensal Rise Conservation area. Comprising a (Coffee) Shop & Basement Let on an FRI Lease from 2019 for a term of 15 years and at a current rental of £32,000 pa Excl and a residential Upper Part on three floors comprising six bedsit rooms with kitchen facilities and three communal bathrooms all Let on AST's and currently producing £77,100 pa. This is an exciting opportunity for a discerning investor to purchase a Freehold building in vibrant Chamberlayne Road and moments from Kensal Rise (London Overground) station. The tenure is Freehold (subject to the existing tenancies) and the First & Second Floor Council Tax Band is 'D' (London Borough of Brent).



### SHOP, BASEMENT & YARD

(Coffee) Shop, Basement & Yard currently Let on a FRI Lease for a term of 15 years from 10th January 2019 (with rent reviews at the 5th and 10th years) at a current rental of £32,000 per annum Excl of business rates.

### RESIDENTIAL UPPER PART

#### FIRST FLOOR

##### BEDSIT ROOM 1(A)

First Floor (Rear). Currently Let on an AST for a term of 1 year from 21st February 2025 at a current rental of £1,000.00 pcm

##### SHOWER WC 1

##### BEDSIT ROOM 2(B)

First Floor (Middle). Currently Let on an AST for 1 year from 27th October 2024 at a rental of £1075.00 pcm.

##### BEDSIT ROOM 3(C)

First Floor (Front). Currently Let on an AST for 1 year from 10th December 2024 at a rental of £1050.00 pcm

##### SHOWER WC 2

#### SECOND FLOOR

##### BEDSIT ROOM 4(D)

Second Floor (Middle). Currently Let on an AST for a term of 1 year from 2nd May 2025 at a rental of £1125.00 pcm.

##### BEDSIT ROOM 5(E)

Second Floor (Front). Currently Let on an AST for a term of 1 year from 13th December 2024 at a rental of £1100.00 pcm.

##### SHOWER WC 3

#### THIRD FLOOR

##### BEDSIT ROOM 6(F)

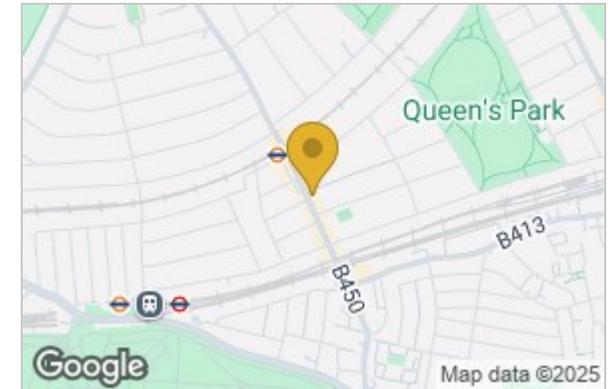
Converted loft room. Currently Let on an AST for a term of 1 year from 1st July 2025 at a rental of £1,075.00 pcm

#### TENURE - FREEHOLD

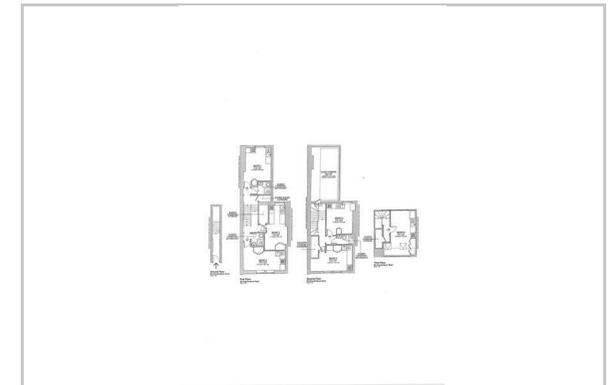
The tenure is Freehold and subject to the current Lease of the Shop/Basement and the Assured Shorthold Tenancies of the residential upper part.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

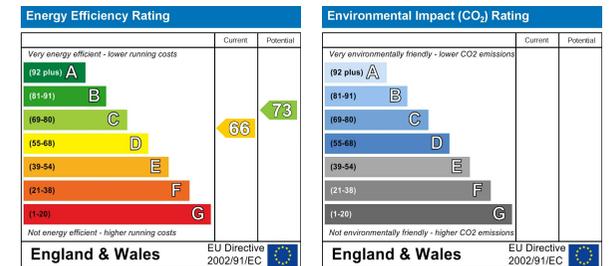
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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