

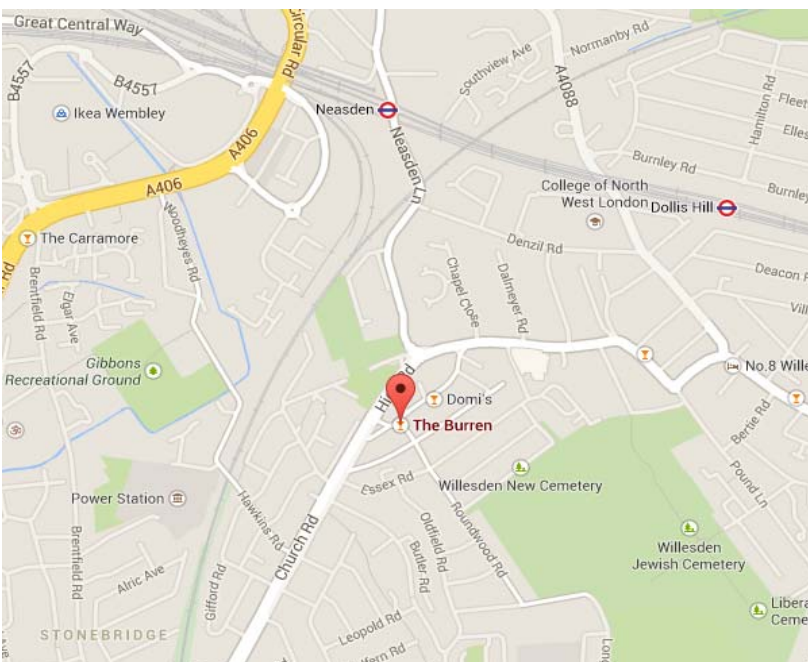
FREEHOLD PUBLIC HOUSE WITH 7 X BEDROOM
LIVING ACCOMMODATION
HARLESDEN, LONDON



- Prominent corner position in retail parade
- Ground floor trade area
- 7 x bedroom living accommodation on 1st & 2nd floor
- Close to Dollis Hill and Neasden Underground Stations (Jubilee Line)

Freehold- Offers of £700,000 invited

THE BURREN, 174 CHURCH ROAD, HARLESDEN, NW10 9NH



Location

Harlesden is a densely populated residential area in North West London, the property benefits from a corner position on a retail parade near the College of North West London Dollis Hill. Other operators in the area include Homebase and numerous independent local retailers. The property is close to Dollis Hill and Neasden Underground Stations (Jubilee Line) and the A406 North Circular Road.

Please find below a link to the property.

[Google Street View Link](#)

Property & Description

A three storey corner terrace property of brick construction. The ground floor comprises the public house trade area, office, cellar and male/ female WCs. To the rear is a small courtyard area. The first floor comprises 4 x bedrooms, kitchen, bathroom and separate WC. The second floor comprises 3 x double bedrooms.

The Business

Additional details available upon request.

Trading Information

Additional details available upon request.

Licensing

There is a premises licence in place which permits the sale of alcohol as follows:

Monday to Saturday	10.00 to 11.00
Sunday	11.00 to 10.30

Fixtures & Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Tenure

We are inviting freehold offer of £700,000.

The 2010 rateable value is £27,250.

Parties should verify this via the VOA website.

Premium

Premium offers in excess of £700,000 invited.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities.

Viewing

Via sole agents Davis Coffey Lyons. Please contact:

Paul Tallentyre

T 020 7299 1740

E ptallentyre@daviscofferlyons.co.uk

Energy Performance Certificate

A copy of the EPC is available upon request