

Lot 2, 35 Malvern Road, West Kilburn, London, NW6 5PS

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Commercial, Residential and Development Opportunity

- Shop arranged on the ground floor and basement
- Large separately-accessed 3-bed flat on the first and second floors, accessed from the front
- Shop approximately 1,056 sq ft
- 3-bed flat approximately 1,440 sq ft
- Development/Change of Use Opportunities (subject to consents)
- Less than a mile from Maida Vale, Kilburn Park and Warwick Avenue Underground stations (Bakerloo Line) and close to Little Venice
- Nearby retailers include Sainsbury's Local, Domino's, Ladbroke's and a number of independent restaurants and takeaways
- VAT not applicable

Lot

2

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

| | |
|--------------|---|
| Miles | 4 miles north-west of Central London |
| Roads | A5, A40, A41, A404 |
| Rail | Maida Vale, Kilburn Park and Warwick Avenue (Bakerloo Line), Kilburn High Road and Queens Park (Overground) |
| Air | London Heathrow Airport |

Situation

The property is prominently situated within an established parade of shops on the west side of Malvern Road, close to its junction with Malvern Mews. The property benefits from excellent communication links being within a mile of Maida Vale, Kilburn Park and Warwick Avenue Underground stations (Bakerloo Line) and less than half a mile from Little Venice and Maida Vale. Nearby retailers include Sainsbury's Local, Domino's, Ladbroke's and a number of independent restaurants and takeaways.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a shop arranged on the ground floor and basement, with a large separately-accessed 3-bed maisonette arranged on the first and second floors, accessed from Malvern Road.

VAT

VAT is not applicable to this lot.

Viewings

There will be two accompanied viewings on Friday 13th September and Friday 20th September, both from 3:30pm to 4:30pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas (Approx sq ft) | Tenant |
|--------------|------------------------------|----------------------------|-------------------------------|----------------|
| Ground | Retail/Ancillary | | 52.04 | VACANT |
| Basement | Ancillary | | 46.10 | |
| First/Second | 3-bed Residential Maisonette | | 133.83 | |
| Total | | | 231.97 | (2,496) |

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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2024