



**Unit 3 Regency Heights,
Lakeside Drive,
Park Royal, London NW10 7HQ**

INCOME-PRODUCING COMMERCIAL PROPERTY
2,002SQFT UNIT LET TO DELICATESSEN



Summary

- Opportunity to acquire **recently built, ground floor commercial unit** (Class-E), extending **2,002sqft**, with **one parking space included**
- Property is **fully let to a high end delicatessen** trading under 'Green Village Deli Ltd' on a **new 10-year FRI lease** (9-years unexpired) with no breaks paying **£47,000pax (£23.50psf)**
- Subject development was completed by **Fairview New Homes** in 2022, and delivered **807-new homes**
- We are inviting **offers in excess of £590,000 for the virtual freehold interest** (994-years remaining) equating to an attractive **7.5% NIY** and low capital value of **£295.00psf**



Description

Excellent opportunity to **purchase well let commercial investment** in **Park Royal**. Unit is located on the **ground floor** within quality mixed-use scheme completed in 2022.

The subject unit extends **2,002sqft** and benefits from **1 x secured underground car parking space** within the development.

Property is fully let on a new 10-year FRI lease from **August 2022 to 'Green Village Deli Ltd'**. The tenant is paying **£47,000pax (£23.50psf)** and has **no break clause provisions**. The lease includes an **upward only review at the fifth anniversary of the term**.

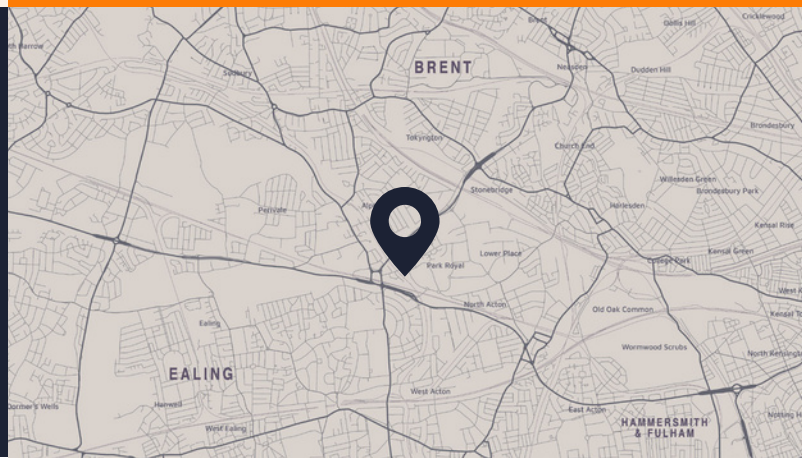
Location

Located along **Lakeside Drive** and **Coronation Road** connecting to **Western Avenue (A40)** and **North Circular Road (A406)**. The properties are situated a short walk 0.3 miles to **Park Royal underground station** (Piccadilly Line) and 0.6 miles to **Hanger Lane underground station** (Central Line) providing direct trains to Central London in under 15 minutes.

Park Royal and the Borough of Brent area are seeing huge investment and quickly becoming a vibrant hub for people to live and work. This regeneration includes **27,000 new homes**, **30,000 new local jobs** and the **£1.4 billion expansion at Brent Cross shopping centre**. Resulting in quality amenities for both residents and businesses.

PROPERTY ADDRESS

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Terms

We are inviting **offers in excess of £590,000** for the **virtual freehold interest** (994-years remaining) equating to an attractive **7.5% NIY** and low capital value of **£295.00psf**.

The property is **not elected for VAT** and therefore **no VAT will be payable on the purchase price**.

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners or Farino Cole Real Estate in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No: 10712199). Registered address: Omega, 112 Main Road, Sidcup DA14 6NE. Farino Cole Real Estate (Reg No: 08873218). Registered address: Egale, 180 St Albans Road, Watford, Herts WD17 1DL.

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