

**59 -61 Palermo Road,
London,
NW10 5YS**



GARAGE AND LAND

FOR SALE/TO LET

WITH VACANT POSSESSION

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

Location

The property is located on Palermo Road in Kensal Green, a short distance from Kensal Green underground and overline train station.

Description

The building is used as a motor garage and is arranged over ground and mezzanine floors. The building benefits from two toilets and three internal storage areas. The site is irregular in shape and consists of approximately 10,000 sq ft. The land to the rear of the property is not currently being used.



Accommodation

The property provides the following approximate net internal floor areas.

FLOOR	SQ FT	SQ M
Ground Garage	3,664	340.42
Ground Office	330	30.65
Ground Storage	889	82.61
Mezzanine	135	12.5
TOTAL	5,018	466.18

Tenure

The property is available freehold and leasehold. Terms upon application.

The property is leased until March 2023 but will be available with vacant possession from then.

Planning

The property is sui generis but is available for class E(G) uses, subject to planning permission.

VAT

The property is elected for VAT.

Rates

The building has a rateable value of £29,000 The poundage rate is 0.499 giving rates payable of £14,471.00 per annum.

Applicants should make their own enquiries with the Valuation Office Agency.

EPC

E112.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract June 2021

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