

# CRUSADER HOUSE INVESTMENT - CRICKLEWOOD NW2

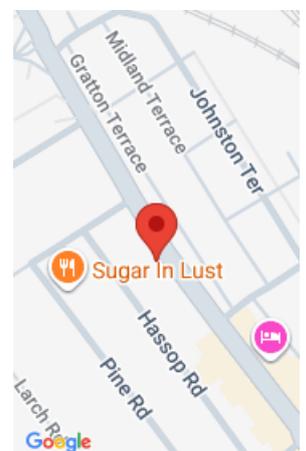
<https://palaceauctions.com>



£3,000,000

The Crusader House investment opportunity at 283 Cricklewood Broadway represents a rare freehold acquisition in NW2. Immediately available for a quick sale, this vacant commercial building spans 18,602 sq ft of high-street accommodation, guiding at just £161 per sq ft. Moreover, while a leading gym operator has offered to take a lease on the ground floor, the [...]

- development and investment, mixed commercial and resi, off market
- Central London development, development opportunity, for sale off market
- for sale off market
- 18602 m<sup>2</sup>



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## Category

**Apartments:** yes

**Off market property:** yes

**House:** no

**Investment property:** yes

**Commercial property:** yes

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** yes

**Land with Development:** yes

**HMO investment:** no

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** yes

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** 18602 sq ft over basement ground and four upper floors, Article 4 area: full planning consent required for change of use, Co-living consent held for wider portfolio (ref. 21/07390/FULL), Freehold vacant building (no existing lease), Prime high-street location on Cricklewood Broadway, VAT elected - buyers to verify liability, Well-known gym operator interest (details on request)

