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## REDEVELOPMENT SITE IN PRIME LOCATION 3,860.46 SQ M (41,555 SQ FT) – including forecourt All Areas Approximate Only. Prospective Purchasers Must Make Their Own Survey

150A Coles Green Road NW2 7TS

## Description

Land previously occupied by a carpet company for a storage and distribution facility, demolished due to fire damage and now available for re-development to replace the previous warehouse facility.

The site is in a location immediately off the North Circular Road & Edgware Road, by Staples Corner with very convenient access to Junction 1 of the M1 Motorway, M25 Motorway, Central London & Brent Cross Shopping Complex.

## Site

Extends to an area of 41,555 sq ft (3,860.46 M<sup>2</sup>).

We have been instructed that the area of Staples Corner has now been recommended for Residential or mixed community use. "

"Staples Corner will be adopted for residential or other uses that support a mixed-use community "

Interested parties should examine the latest documentation on Brent Council's website for further information.

**Price** 

Offers in excess of 10M for the Freehold interest. VAT is applicable.

## **Stamp Duty Land Tax**

From 1st April 2016 Stamp Duty Land Tax applies to Commercial Sales as follows:

- 0% on the first £150,000
- 2% on the next £100,000
- 5% on the remaining amount.



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