

Edgware

1 Burnt Oak Broadway

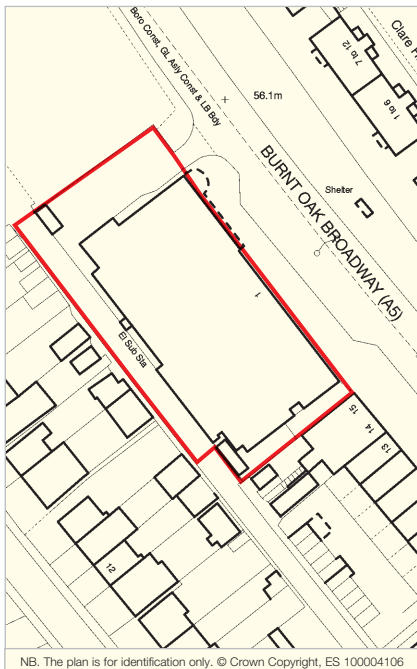
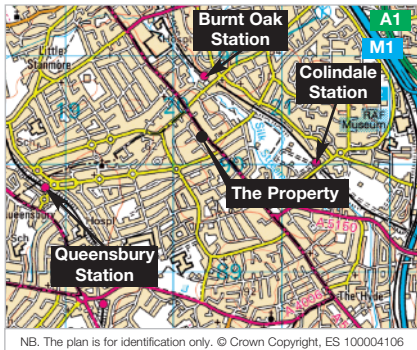
Middlesex

HA8 5LD

- **Freehold Development Opportunity**
- Site area of 0.697 acres
- Located on A5 Main Road
- Potential for alternative uses and redevelopment (1)
- Adjacent to a large mixed use development
- Totalling 3,093.27 sq m (33,296 sq ft)

Vacant ⁽²⁾

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Edgware is a prosperous and popular suburb situated on the A5, some 9 miles north of central London. Communications are good, with the A5 providing easy access to the M1/A41 (3 miles north) and rail services (Northern Line) at Edgware Station.

The property is situated on the west side of Burnt Oak Broadway (A5), which acts as the main thoroughfare through Edgware and other London suburbs as it leads south-east some 7.5 miles towards Hyde Park. The property is located some 0.3 miles south-west of Burnt Oak Underground Station.

The immediate surrounding area is characterised by a number of residential properties. However, commercial occupiers close by along the A5 include Tesco Metro, Asda, Mercedes Benz, Wickes and Ladbrokes amongst a number of local traders.

Description

This Grade II listed property is arranged on five levels to provide a vacant former bingo hall on a site area of some 0.697 acres. The property benefits from 3 telecoms masts on the roof.

The property provides the following gross internal accommodation and dimensions:

| | | |
|--------------|-------------|----------------|
| Projection | 107.13 sq m | (1,153 sq ft) |
| Circle Level | 946.36 sq m | (10,187 sq ft) |
| Mezzanine | 50.09 sq m | (539 sq ft) |
| Circle Foyer | 364.18 sq m | (3,920 sq ft) |

| | | |
|--------------|---------------|----------------|
| Ground Floor | 1,625.51 sq m | (17,497 sq ft) |
| Total | 3,093.27 sq m | (33,296 sq ft) |

Site Area 0.282 hectares (0.697 acres).

NB. Measurements taken from measured survey of the property.

Tenancy

(2) The property is vacant save for the three telecommunications tenants: Telefonica UK Limited, Vodafone Limited and Hutchison 3G Limited and Everything Everywhere Limited. Notices were served on the tenants pursuant to the telecommunications code requiring tenants to remove their equipment and, so far as we are aware, no rent has been collected from the tenants under the current ownership.

Planning

(1) There is potential for a variety of alternative uses and residential redevelopment subject to obtaining all necessary planning consents. All enquiries are to be directed to Brent Council and English Heritage.

Website Address: www.brent.gov.uk

Tel: 0208 937 5210.

Email: planandbuild@brent.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor Ms E Mhizha, Hamblins LLP. Tel: 0207 355 6009 e-mail: emhizha@hamblins.co.uk

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