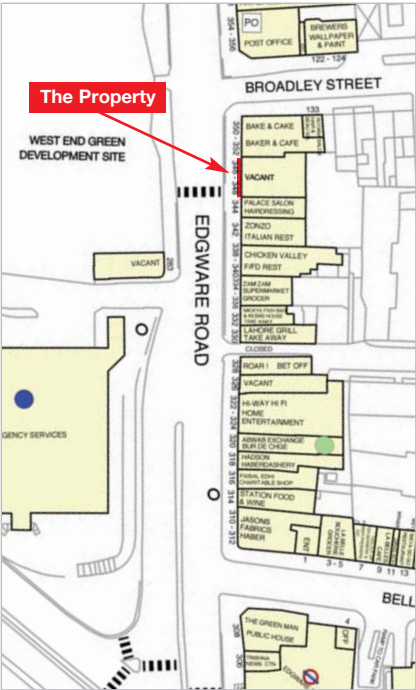


**London W2**  
**346-348 Edgware Road**  
**W2 1EA**

- **Well Located Freehold Shop with Upper Parts**
- Comprising a total of approximately 411.3 sq m (4,427 sq ft)
- Located a short distance north of Edgware Road Underground Station and opposite the West End Green development site
- Active management potential (2)

**Vacant Possession upon Completion**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Edgware Road forms part of the busy A5 trunk road, which is one of the main arterial routes running into Central London from the north. The property is situated on the east side of the Edgware Road, a short distance to the south of its junction with Broadley Street and close to Edgware Road Underground Station (District, Circle, Hammersmith & City Lines). The property is also immediately opposite the West End Green Development Site, where planning permission was granted (Ref: 04/01554/Full) in March 2005 for 4,610 sq m (49,622 sq ft) of retail (A1), with residential and hotel accommodation above and associated car parking. Occupiers close by include Post Office, Brewers, Domino's, KFC, Ladbrokes and a wide variety of local traders.

**Description**  
The property is arranged on basement, ground and three upper floors to provide a double fronted shop with basement storage. Each of the upper floors are self-contained and approached from a communal entrance fronting Edgware Road. The first floor comprises four rooms, kitchen and bathroom. The second and third floors each comprise three rooms, kitchen and bathroom.

The property provides the following accommodation and Gross Internal Areas:

<b>Gross Frontage</b>	<b>9.55 m</b>	<b>(31' 4")</b>
<b>Net Frontage</b>	<b>9.00 m</b>	<b>(29' 6")</b>
<b>Shop &amp; Built Depth</b>	<b>15.80 m</b>	<b>(51' 10")</b>
<b>Basement (1)</b>	<b>86.2 sq m</b>	<b>(928 sq ft)</b>
<b>Ground Floor</b>	<b>113.9 sq m</b>	<b>(1,226 sq ft)</b>

<b>First Floor</b>	<b>82.6 sq m</b>	<b>(889 sq ft)</b>
<b>Second Floor</b>	<b>64.3 sq m</b>	<b>(692 sq ft)</b>
<b>Third Floor</b>	<b>64.3 sq m</b>	<b>(692 sq ft)</b>
<b>Total</b>	<b>411.3 sq m</b>	<b>(4,427 sq ft)</b>

**(1) Not inspected by Allsop. Area understood to be NIA.**  
Source: [www.voa.gov.uk](http://www.voa.gov.uk)

**Tenancy**  
Vacant Possession upon Completion.

**First, Second and Third Floors (2)**  
Whilst currently listed as offices and storage accommodation by the Valuation Office, it is understood the upper parts have been used as residential since 2000. There may be potential to formalise the residential use and modernise the upper floors, subject to obtaining all the relevant consents. All enquiries should be referred to the Planning Department of Westminster City Council. Website: [www.westminster.gov.uk](http://www.westminster.gov.uk). Tel: 0207 641 2513.

**Rateable Value**  
With effect from 1st April 2010. Shop and Premises £54,500

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 34 London W2**.

