

19-21 HIGH STREET

EDGWARE HA8 7EE

FOR SALE

GRADE II LISTED FORMER PUBLIC HOUSE
AND DEVELOPMENT LAND

RIB

ROBERT IRVING BURNS

 **Fraser**
real estate On the instructions of the joint
receivers at Fraser Real Estate

KEY POINTS

- The property is located in an affluent residential suburb situated between Mill Hill and Stanmore, 8 miles North West of Central London.
- The property is within walking distance of Edgware Underground (Northern Line) and Bus Station.
- The property is situated on West side of the busy High Street in the London Borough of Harrow.
- Grade II Listed Former Public House building with substantial rear land. The built area totals 5,666 sqft (526.4 sqm).
- Total approximate site area of 0.4 Acres.
- The premises and rear land offers an excellent redevelopment opportunity subject to planning permission.
- The Broadwalk Shopping Centre, a short distance from the site, includes occupiers such as Metro Bank, Sainsburys, Boots, Poundland, TK Maxx among many others.
- Nearby Occupiers include Premier Inn, Lidl, SafeStore Self Storage, Peugeot and Citroen car showrooms.



LOCATION

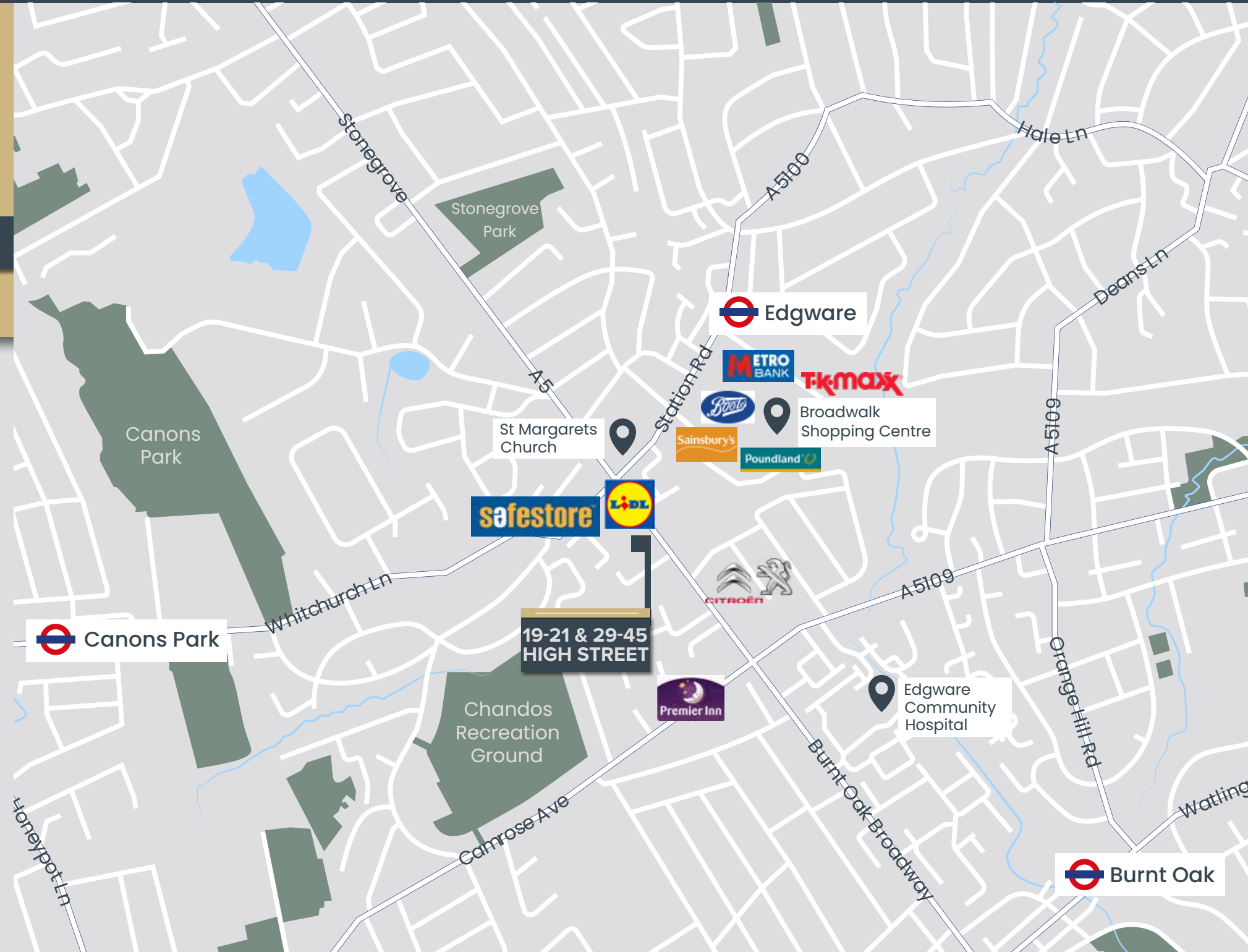
The asset is located in an affluent residential suburb in North London within the London Borough of Harrow. It is conveniently located approximately 0.9 miles to the West of Mill Hill, 3.1 miles to the East of Stanmore and 8 miles North West of Central London.

Edgware is well served by public transport via Edgware Underground (Northern Line) and Bus Station.

The road infrastructure is excellent, given the proximity to the M1 Motorway, Edgware Way (A41) and the North Circular Road (A406).

The property is prominently located on the West Side of High Street (A5) close to Spring Villa Road and opposite Garratt Road. Edgware Underground (Northern Line) and Bus Station is a 7 minute walk.

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JOURNEY TIMES TO CENTRAL LONDON

Warren Street

30 min

King's Cross St Pancras

27 min

Tottenham Court Road

29 min

Moorgate

33 min



EDGWARE UNDERGROUND STATION



THE BROADWALK SHOPPING CENTRE

DESCRIPTION

The property comprises a Grade II listed former public house arranged over ground and two upper floors together with a substantial area to the rear, currently being used as a yard and garden.

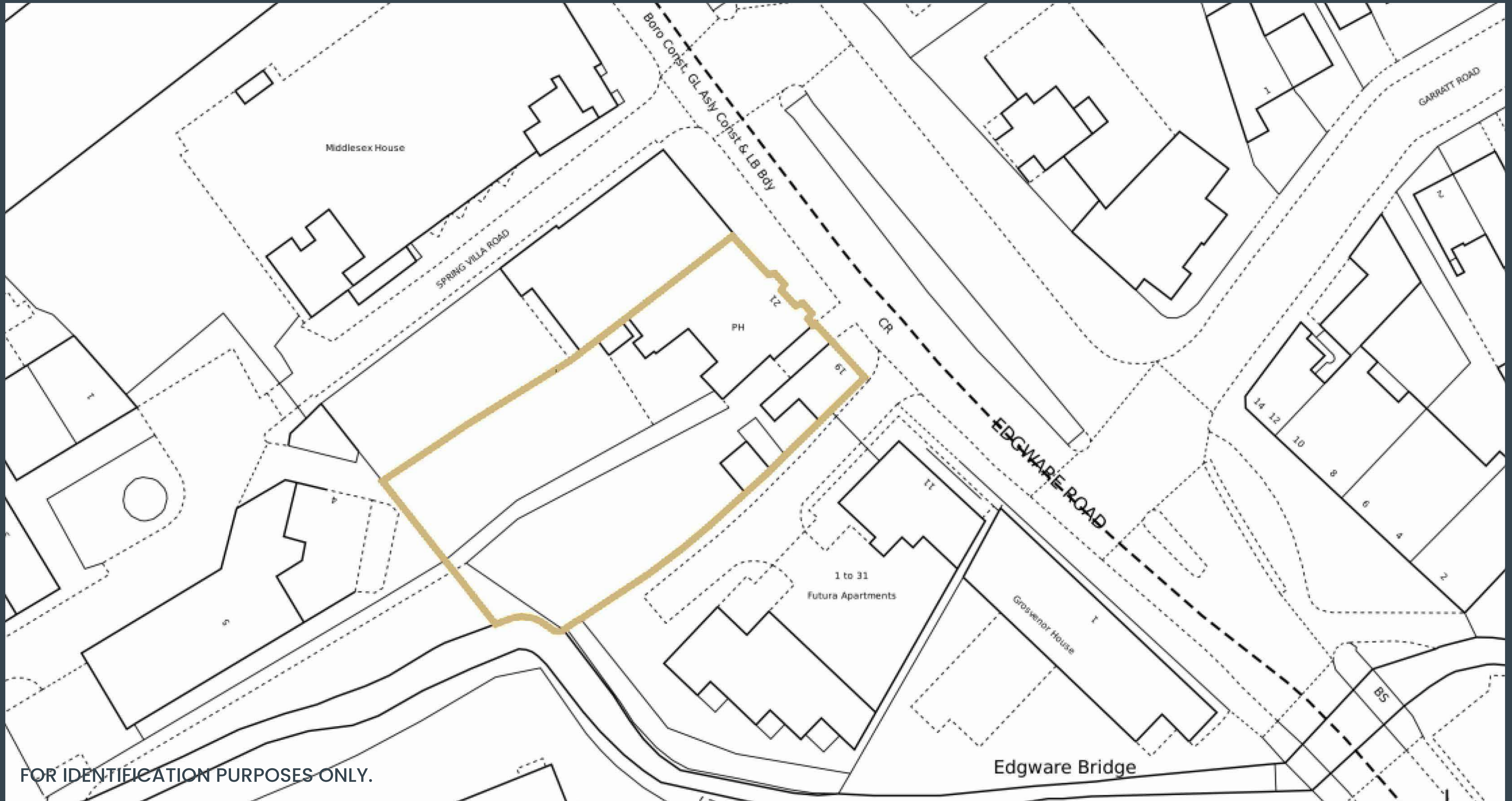
On the ground floor is a vacant restaurant bar. Also on the ground floor is a small Class E unit occupied by an independent car dealership who also operate out of part of the rear land/yard. There is also a Public Right of Way which runs through the length of the site between the the former restaurant bar and the smaller commercial unit.

Total Site area is approximately 0.4 Acres.

Part of the first floor comprises a kitchen which served the former restaurant bar, whilst the remainder of the first floor comprises six rooms together with a bathroom and kitchen and WC facilities. The second floor comprises a further eight rooms. The entire upper parts require refurbishment.



TITLE PLAN



FOR IDENTIFICATION PURPOSES ONLY.

19-21 HIGH STREET

ACCOMMODATION & TENANCIES

ADDRESS	FLOOR	TENANT	LEASE START DATE	LEASE EXPIRY DATE	RENT (PA)	AREA (SQFT)	AREA (SQM)	COMMENT
19 HIGH ST	GROUND	UK WHEELS LTD	01/11/2022	31/10/2024	£10,800	390	36.2	
	REAR YARD		01/01/2021	31/12/2022	£30,000	6,362	541	
19-21 HIGH ST (FORMER PUBLIC HOUSE)	GROUND	VACANT				1,724	160.2	PREVIOUSLY LET AT £62,500 PA.
	LOWER GROUND					307	28.5	
	REAR YARD						5,390	
19-21 HIGH ST (UPPER FLOORS)	SECOND	OCCUPIED ON UNKNOWN TERMS				1,545	143.6	
	FIRST					1,700	157.9	
TOTAL					£40,800	17,418 <small>*Total areas include the rear yard</small>	1568.1	

Note: The above information has been provided to us and all interested parties should verify this as part of their due diligence.

TENURE

Freehold.

VAT

The property has been elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

PRICE

Upon Application.

DATA ROOM

Available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

February 2024.

CONTACT US

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