

SIZABLE FREEHOLD INVESTMENT FOR SALE - EDGWARE

LET AT £180,000 PER ANNUM – WITH ALTERNATIVE USE PROSPECTS



FORMER POLICE STATION, WHITCHURCH LANE, EDGWARE, MIDDLESEX, HA8 6LP

- Approx. 500 metres from Edgware Underground Station (Northern Line).
- Total site area approx. 0.213 of an acre (861 sq m).
- Gross Internal Area approx. 954 sq m (10,271 sq ft)
- Let at £180,000 per annum.
- Recently converted by tenant into 38 studio/bedsit flats under a rent-to-rent agreement.

FREEHOLD FOR SALE

GUIDE PRICE £4,750,000 – Reflecting £462 per sq ft

SUBJECT TO CONTRACT

LONF658

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



The Property

Comprises a four storey former police station building arranged over basement/lower ground, ground and two upper floors. The property has an open archway at the centre of the building which leads to a yard at the rear. There is also access to the rear of the building via Handel Way.

The property is currently being converted into 38 studio/bedsit flats by the existing tenant.

A planning application has also been prepared to convert the existing premise into a 45 Bed Hotel over lower ground, ground, first, second and third floor/loft space. A set of proposed plans are included.

Location plans are attached. [Link to Street View.](#)

Planning

A planning application has been submitted to convert the entire property into C1 (Hotel) Use comprising 45 rooms.

Harrow Council

Planning ref: P/0871/22

Description: Conversion Of Police Station (Use Class E) To Hotel (Use Class C1); External Alterations

At the time of preparing these particulars, the application is pending. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

Rent / The Lease

We have been advised that the entire property is let to a private individual at a rent of £180,000 per annum. Further information and a copy of the lease will be available within the legal pack.

Please note all areas provided are approximate. The photos and red line drawings are for illustrative purposes only and may not reflect the exact boundary of the site. The property has not been inspected/measured by AG&G. Prospective purchasers must rely upon their own inspection, research enquiries in this regard prior to bidding.

We have been advised that the property has the following approximate gross internal areas:-

Lower ground floor	168.5 sq m (1,814 sq ft)
Ground floor	279.8 sq m (3,012 sq ft)
First floor	245.3 sq m (2,640 sq ft)
Second floor	245.1 sq m (2,640 sq ft)
Outbuilding	15.5 sq m (167 sq ft)
Total	954.2 sq m (10,271 sq ft)

According to Nimbus Maps the total building footprint and site areas are as follows:-

Total Building Footprint	362 sq m (3,892 sq ft)
Total Site Area	0.231 of an acre (862 sq m)

Please note that the above floor areas have been provided by a third party and the property has not been inspected/measured by AG&G or the joint selling agent.

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Basis of Sale, Further Information & Viewings

Unconditional offers are invited for the freehold interest, the guide price is £4,750,000 (plus VAT if applicable). Please be aware that the vendor will be charging fees in addition to the purchase price, please refer to the Special Conditions of Sale within the legal pack for further information prior to offering. Please carefully read the full legal pack.

Prospective purchasers are requested to undertake an external visit in the first instance and rely upon their own due diligence prior to offering. For further information or to organise a viewing, please contact Panayiotis Themistocli of the selling agents on Tel. 07973 856 232 or Email. panayiotis.themistocli@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

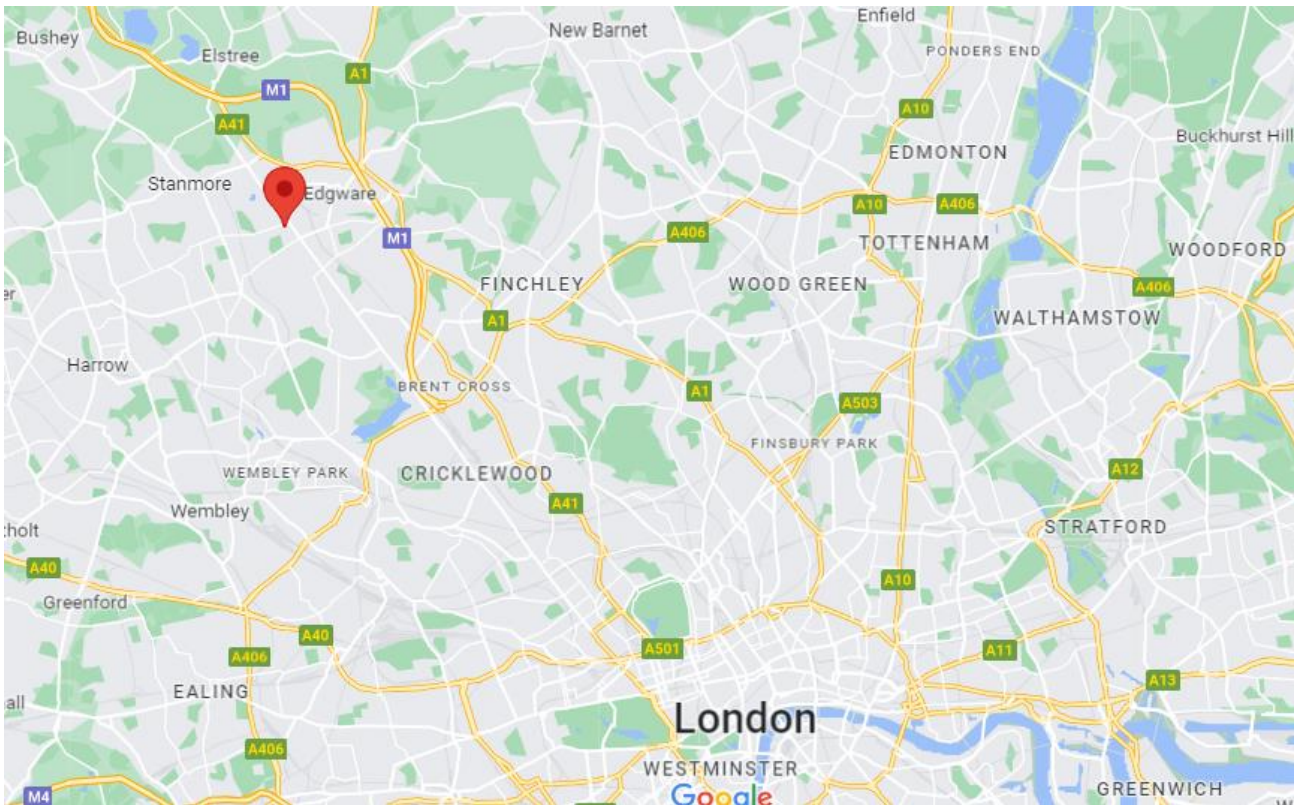
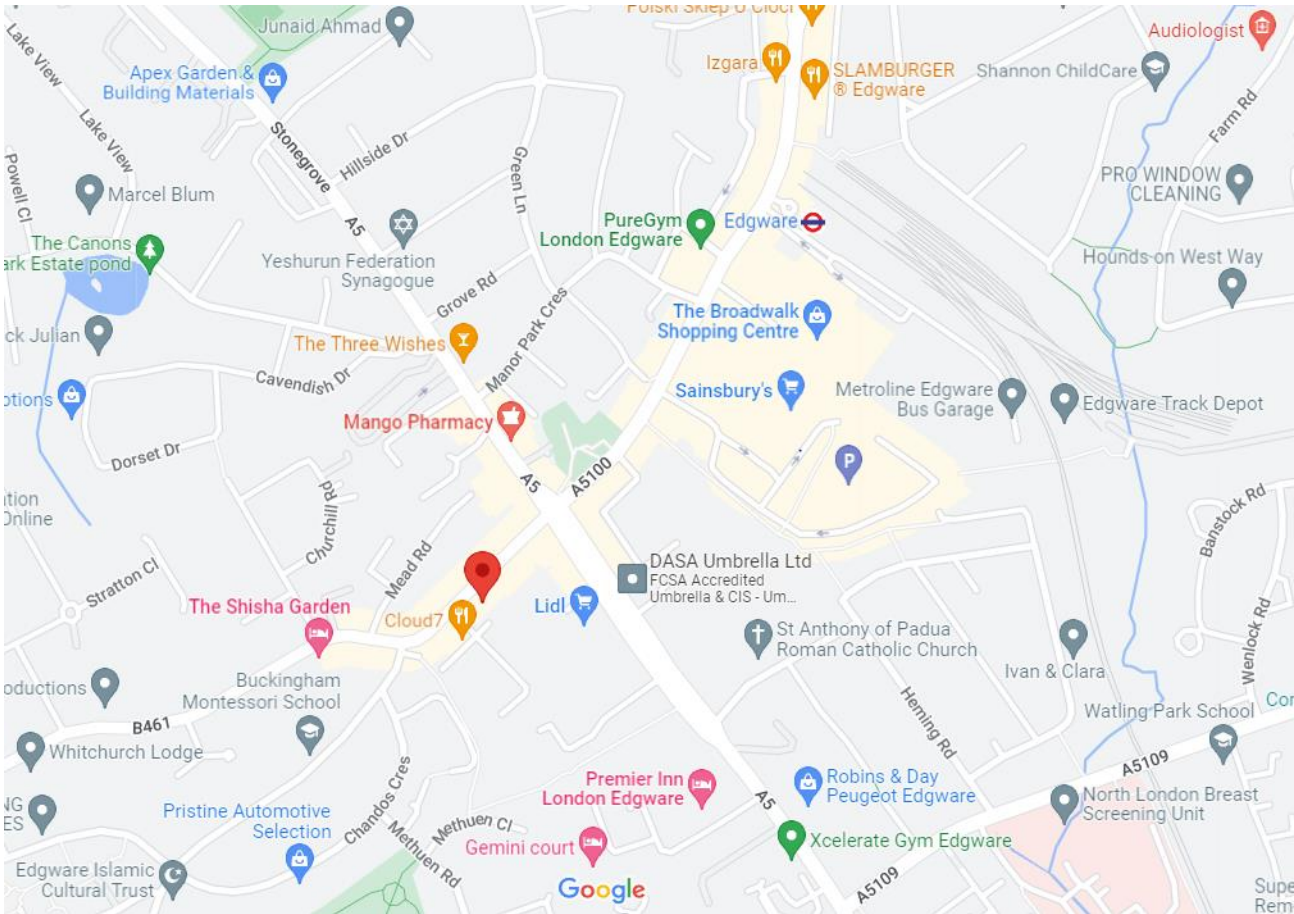
Site Plan



Not to scale - provided for indicative purposes only.



Location Plans



Google Maps. Not to scale - Provided for indicative purposes