

**Lot 5, 117/117a & 119 Station Road &, Land to the rear at Rectory Lane, Edgware, London,  
HA8 7JG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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## Property Information

### London Freehold Mixed Use Investment with Asset Management and Development Opportunities

- Opposite Edgware Underground & Bus Station and the Broadwalk Shopping Centre
- Let to Santander, an established Estate Agent, a taxi operator and a residential AST
- Asset management possibilities including immediate lease renewals and possible change of use of first and second floor offices to further residential flats
- Development potential of the car parking land to the rear (subject to consents)
- Excellent location with nearby occupiers include PureGym, Nando's, Sainsbury's, Superdrug and banks including Lloyds Bank, HSBC, Metro Bank
- VAT free investment

#### Lot

5

#### Auction

10th July 2025

#### Rent

£71,400 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail, Residential, Development, Mixed Use

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles north of Central London

#### Roads

A5, M1, A41

#### Rail

Edgware Underground Station (Northern Line)

#### Air

London Heathrow Airport, London Luton Airport

### Situation

The property is prominently situated on the north side of Station Road, directly opposite Edgware Underground & Bus Station and less than 50 metres from The Broadwalk Shopping Centre. Nearby occupiers include PureGym, Nando's, Sainsbury's, Superdrug and banks including Lloyds Bank, HSBC, Metro Bank.

### Tenure

Freehold.

### Description

The property comprises a bank and an estate agent on the ground and part second floors, a taxi office on the ground (rear) and part first floors and a 2 bed flat on the part second floor. The taxi office and the flat benefit from separate independent access, the flat being accessed to the rear from Rectory Lane. The sale also includes land to the rear on Rectory Lane with car parking and disused garages.

The first floor taxi office (holding over) and the second floor office, currently let to the estate agent may be suitable for change of use and the car parking land to the rear may be suitable for development subject to the leases and the necessary consents.

Please note that Santander also occupy part of the adjoining building which does not form part of the sale.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Banking Hall	141.30	(1,521)	SANTANDER UK PLC t/a Santander	5 years from 23/10/2021 (1)	£27,000	
Ground Part Second Rear Car Parking	Estate Agent Office 4 Spaces	18.90 36.20	(204) (390)	D. LEHMANN t/a Home From Home	15 years from 25/03/2025 (2)	£17,500	25/03/2030 and 5 yearly
Ground (Rear) First Rear Car Parking	Taxi Office/Ancillary Taxi Office 4 Spaces	18.90 72.00	(204) (775)	M. ABSALAN t/a A to B Minicabs	10 years from 20/06/2014 (Holding Over)	£9,500	
Part Second	2 bed flat	41.80	(450)	TWO INDIVIDUALS	AST expiring 12/05/2026 at £1,450 pcm	£17,400	
<b>Total</b>		<b>329.10</b>	<b>(3,544)</b>			<b>£71,400</b>	

(1) Santander has recently approached the Seller to extend their lease. The adjoining part of the branch at 115 Station Road is let until December 2025.

(2) The lease provides a tenant option to determine on 25/03/2030 and 25/03/2035.

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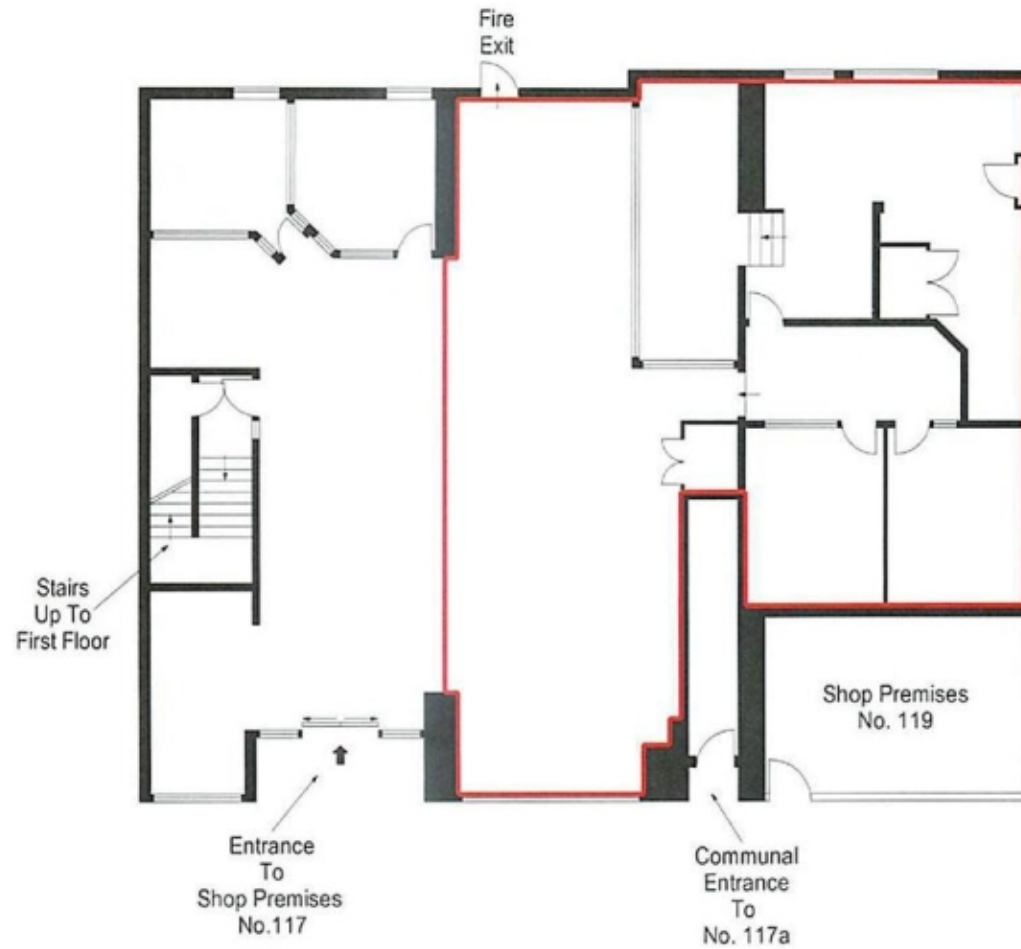
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**Ground Floor  
Lease Plans for Santander**

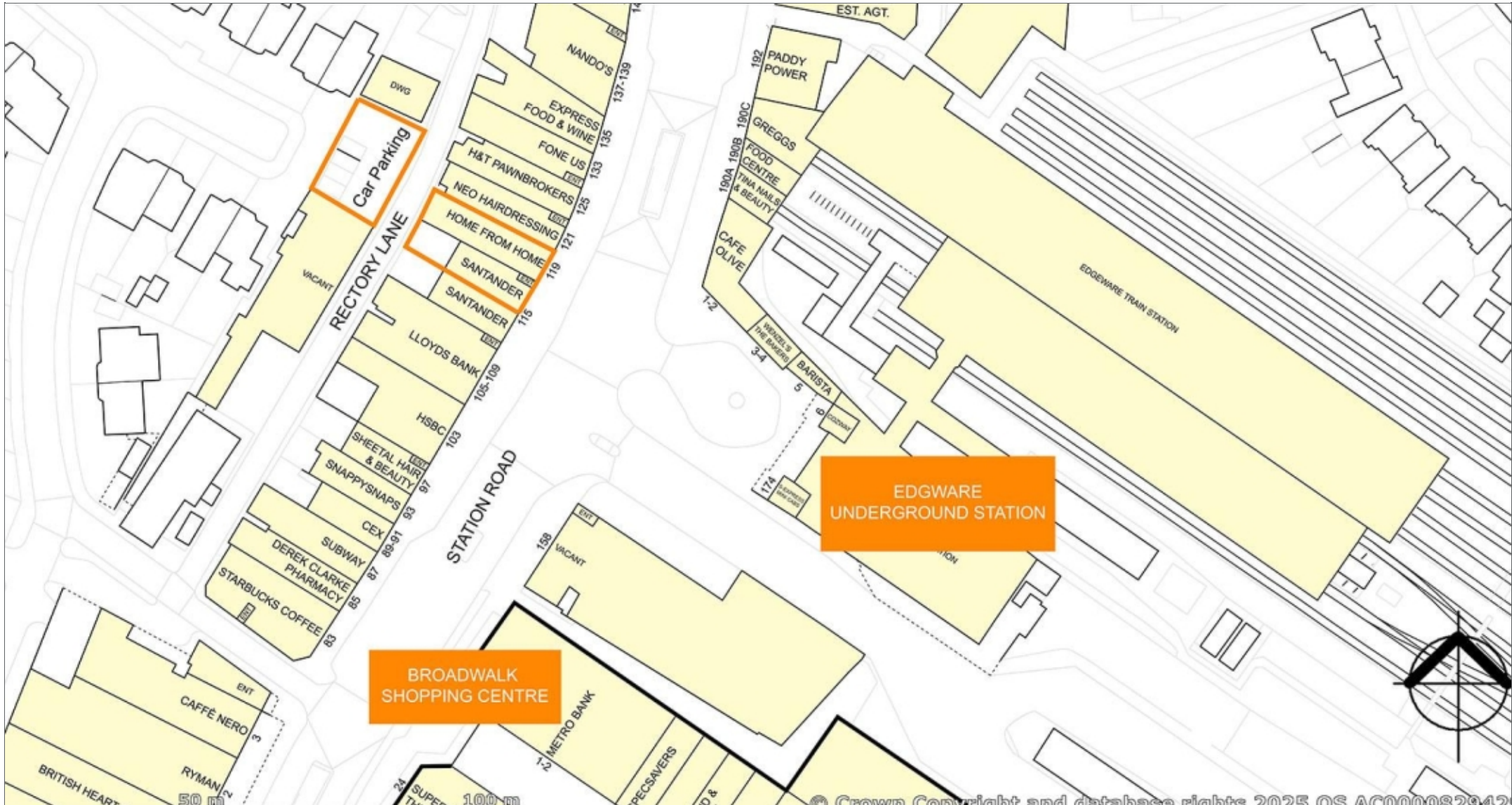
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## Contacts

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2024