

Lot 18, Former Police Station, Whitchurch Lane, Edgware, London,

HA8 6LP

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Former Police Station Investment with Redevelopment Potential

www.acuitus.co.uk

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Property Information

Former Police Station Investment with Redevelopment Potential

- Substantial Former Police Station
- Total Gross Internal Area of 937.70 sq m (10,106 sq ft)
- Future change of use or redevelopment potential (subject to consents)
- Entirely let on a 5 year lease until February 2030 (no breaks)
- Popular north London location

Lot

18

Auction

18th September 2025

Rent

£204,000 per Annum Exclusive

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

9 miles north west of Central London

Roads

A5, A5100, M1

Rail

Edgware Underground Station (Northern Line)(Zone 5)

Air

London Heathrow Airport, London Luton Airport

Situation

Edgware is a affluent and attractive north west London suburb, situated some 9 miles north west of London's West End. Edgware is currently benefiting from significant investment and substantial redevelopment with a major scheme by Transport for London and Ballymore planned to demolish the Shopping Centre and construct some 3365 new homes and 463 Student units as well as a new Town Square and leisure, retail and 20,000 sq ft of healthcare units. See <https://www.edgwaretowncentre.uk/the-project> .

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises a substantial former Police Station building and rear Car Park. The property benefits from a site area of approximately 0.10 Hectares (0.25 acres). The tenant is currently operating a residential House in Multiple Occupation (HMO) from the property.(1)

The property does not appear as Listed on Historic England website and may be suitable for alternative uses and residential conversion, subject to consents,

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller on completion, a contribution to the Seller's costs in addition to the purchase price.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Area Approx sq m	Gross Internal Area Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Lower Ground Ground First Second	Currently being used as a House in Multiple Occupation (1)	168.50 279.80 245.30 245.10	(1814) (3012) (2640) (2640)	DIAGO PROPERTY MANAGEMENT LTD (CRN 13585012)	5 years from 03/02/2025	£204,000	03/02/2027 03/02/2029
Total Approximate Floor Area		937.70	(10,106)			£204,000	

(1) The tenant is operating the property as a House in Multiple Occupation (HMO) for which an Enforcement Notice has been served by the London Borough of Barnet. See Legal Pack

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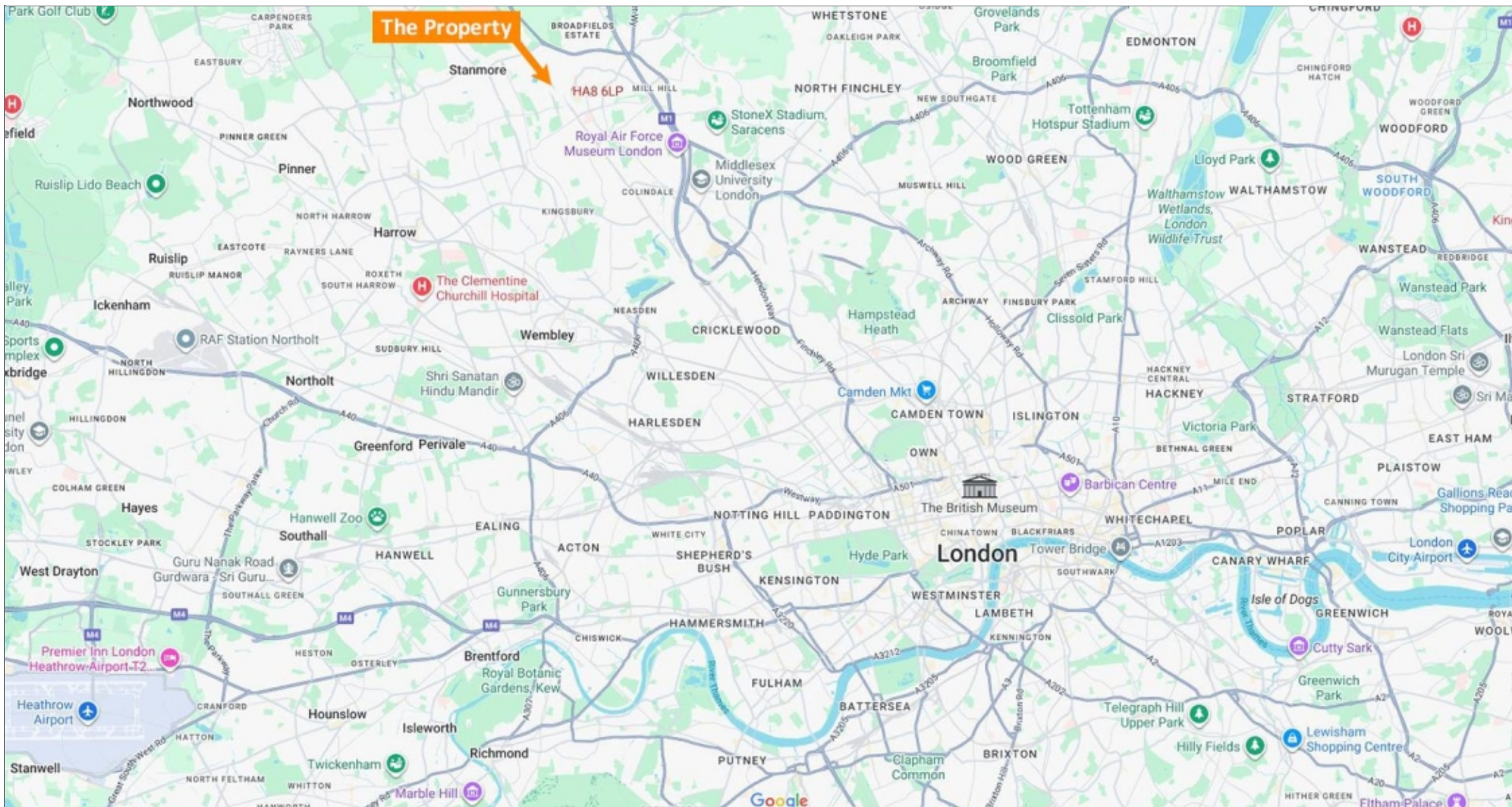
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2024