

**Lot 4, 36 The Broadway, Stanmore, London,  
HA7 4DU**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Property Information

### Freehold Retail and Residential Investment in Affluent North London Suburb

- Comprises a shop with large x1 bed flat above (sublet) & parking to the rear
- Entirely let until May 2027 to tenant (formerly) trading as Moda In Pelle, with personal guarantee
- Shop recently vacated - immediate asset management opportunities
- Located within established neighbourhood parade close to Café Nero, Pizza Express, Nando's, Dominos Pizza & Sainsbury's.
- 5 minute walk from Stanmore Underground Station (Jubilee Line)
- Of interest to investors & owner occupiers
- VAT-free Investment

#### Lot

4

#### Auction

12th February 2026

#### Rent

£30,000 per Annum  
rising to £32,000 per Annum in May 2026

#### Sector

High Street Retail, Residential

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

|              |   |
|--------------|---|
| <b>Miles</b> | 9 miles north of Central London               |
| <b>Roads</b> | M1, A41, A410                                 |
| <b>Rail</b>  | Stanmore Underground Station (Jubilee Line)   |
| <b>Air</b>   | London Heathrow Airport, London Luton Airport |

### Situation

The property is prominently situated on The Broadway, Stanmore's main shopping street & a short walk from Stanmore Underground Station (Jubilee Line). Stanmore Broadway Public Car Park is located directly behind the property. Nearby occupiers include Café Nero, Pizza Express, Nando's, Dominos Pizza & Sainsbury's.

### Tenure

Freehold.

### Description

The property comprises a ground floor shop with a large separately accessed one-bed flat on the first floor (sublet). The property benefits from on-site parking to the rear for three cars, together with additional parking available at Stanmore Broadway public car park nearby.

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

| Floor                        | Use                                | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant                   | Term                    | Rent p.a.x.                              |
|------------------------------|------------------------------------|----------------------------|-----------------------------|--------------------------|-------------------------|--|
| Ground<br>First              | Retail<br>Residential - 1 bed flat | 75.36<br>-                 | (811)<br>-                  | 555 STANMORE LIMITED (1) | 5 years from 13/05/2022 | £30,000<br>rising to £32,000 in May 2026 |
| <b>Total Commercial area</b> |                                    | <b>75.36</b>               | <b>(811)</b>                |                          |                         | <b>£30,000<br/>(rising)</b>              |

N.B The floor areas stated above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/138138065>)

(1) The tenant, formerly trading as Moda In Pelle, ceased trading in January 2026 but no notices to quit have been served by either party. The seller confirms that the tenant is up to date on rental payments. The tenant sublets the flat on the first floor.

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acuitus  
Real Estate Auctioneering & Investment



## Freehold Retail and Residential Investment in Affluent North London Suburb

[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Contacts

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