

Lot 9, 6 St John's Road, Wembley, London,

HA9 7JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold London Development Opportunity

- Substantial office building of approx. 857.03 sq. m. (9,225 sq. ft.)
- Busy and popular North London location
- Planning permission granted for mixed-use scheme providing 79 flats
- Of interest to owner occupiers, investors and developers
- Site Area of approx. 0.09 Ha (0.22 Acres)
- Prime retail location within close proximity to Wembley Central Station, Wembley High Road and Wembley Stadium
- Nearby occupiers include Boots, JD Sports, Holland & Barrett, McDonald's, Popeyes and Wembley Shopping Centre

Lot

9

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Development, Vacant

Auction Venue

Live Streamed Auction

Location

Miles

8 miles north west of Central London, 0.8 miles west of Wembley Stadium

Roads

A406 (North Circular Road), A40, A404, M1, M25

Rail

Wembley Central (Bakerloo Line, Overground), Wembley Stadium Railway Station, Wembley Park Station (Jubilee and Metropolitan Lines)

Air

London Heathrow Airport, London Luton Airport, London City Airport

Situation

The property is prominently situated at the junction of St John's Road and Elm Road, in a mixed use area and is located directly opposite Wembley High Road. Nearby occupiers include Boots, JD Sports, Holland & Barrett, McDonald's, Popeyes, Barclays Bank, Halifax and Nationwide. The property also benefits from being within walking distance to Wembley Shopping Centre.

Tenure

Freehold.

EPC

Band E.

Description

The property currently comprises a vacant 2-storey office building arranged over ground and first floors.

VAT

VAT is applicable to this lot.

Planning

Planning permission was granted on 09/09/2024 from Brent Council (R:21/4155) for the demolition of the existing building and erection of a part 5-storey, part 18-storey mixed-use building containing commercial space on the ground floor and 79 residential units on the upper floors (<https://www.brent.gov.uk/>).

Note

There will be two accompanied viewings during the marketing period. Please contact the team for further information.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground/First	Office	857.03	(9,225)	VACANT
Total		857.03	(9,225)	

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2024