

Lot 24, Former Change of Hart PH, 19-21 and 29-45 High Street, Edgware, London HA8 7EE

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Freehold Public House and Land With Development Potential

www.acuitus.co.uk

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Property Information

Freehold Public House and Land With Development Potential

- Former Public House Building with Substantial Car Park
- Residential Development Potential on Car Park (Subject to Consents)
- 650 metres from Edgware Underground Station
- Total Approximate Site Area of 0.4 Acres
- Let to 3 Tenants on tenancies Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954

Auction
17/Feb/2022

Lot
24

Status
Available

Rent
£152,500 per Annum Exclusive

Auction Venue
Live Streamed Auction

Sector
Public House

Location

Miles 8miles north-west of Marble Arch and London's West West
Roads A1, A5, A406, A41, M1 (Junction 1), M25
Rail Edgware Underground Station (Northern Line) Burnt Oak Underground Station (Northern Line)
Air London Heathrow Airport, London Luton Airport

Situation

Edgware, an affluent residential suburb located some 8 miles north west of Marble Arch and London's West End. The property is prominently situated on the west side of busy and popular High Street (A5) close to its junction with Spring Villa Road and adjacent to significant recent residential developments. The locality benefits from being a short walk from Edgware Town centre and Edgware underground station. Nearby occupiers include Premier Inn, Lidl, SafeStore Self Storage, Peugeot and Citroen car showrooms and a combination of medium rise residential and commercial blocks.

Tenure

Freehold.

Description

The property comprises a former public house building that has been separated and let as 3 different units. The hand side of the ground floor, part first floor and garden is used as a Bar and Restaurant. The right hand side of the ground floor is a retail unit and the first and second floors are let as a residential unit. The property also benefits from a significant Car Park at the rear. The total approximate site area is 0.4 Acres.

VAT

VAT is applicable to this lot.

Planning

The car park may be suitable for residential development (subject to consents). The former Public House building is Grade 2 listed but is not within a conservation area. The property is within the jurisdiction of the London Borough of Barnet

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Review
Ground First Lower Ground	Public House Ancillary Ancillary	225.00 sq m 195.00 sqm 30.00 sq m	(2,421 sq ft) (2,098 sq ft) (322 sq ft)	COMP HOLDINGS LIMITED (1)	10 Years from 01/06/2018 until 2028 (2)	£62,500	31/05/2023 (2) (01/06/2028)
19-21 High Street Ground First Second		195 sq m 141 sq m	(2,098 sq ft) (1,517 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 3 years from 06/04/2021	£60,000 (3)	(05/04/2024)
Car Park	Car Park				Assured Shorthold Tenancy for a term of ? years from 01/01/2021	£30,000	
Total		591 sq m	(6,358 sq ft)			£152,500	

(1) Comp Holdings Limited (CRN 12189681)

(2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954. The lease benefits from upward only rent reviews. A rent deposit of £12,500 is held by the landlord.

(3) The rent reserved for the Assured Shorthold Tenancy is £5,000 per calendar month, the rent shown above has been annualised.

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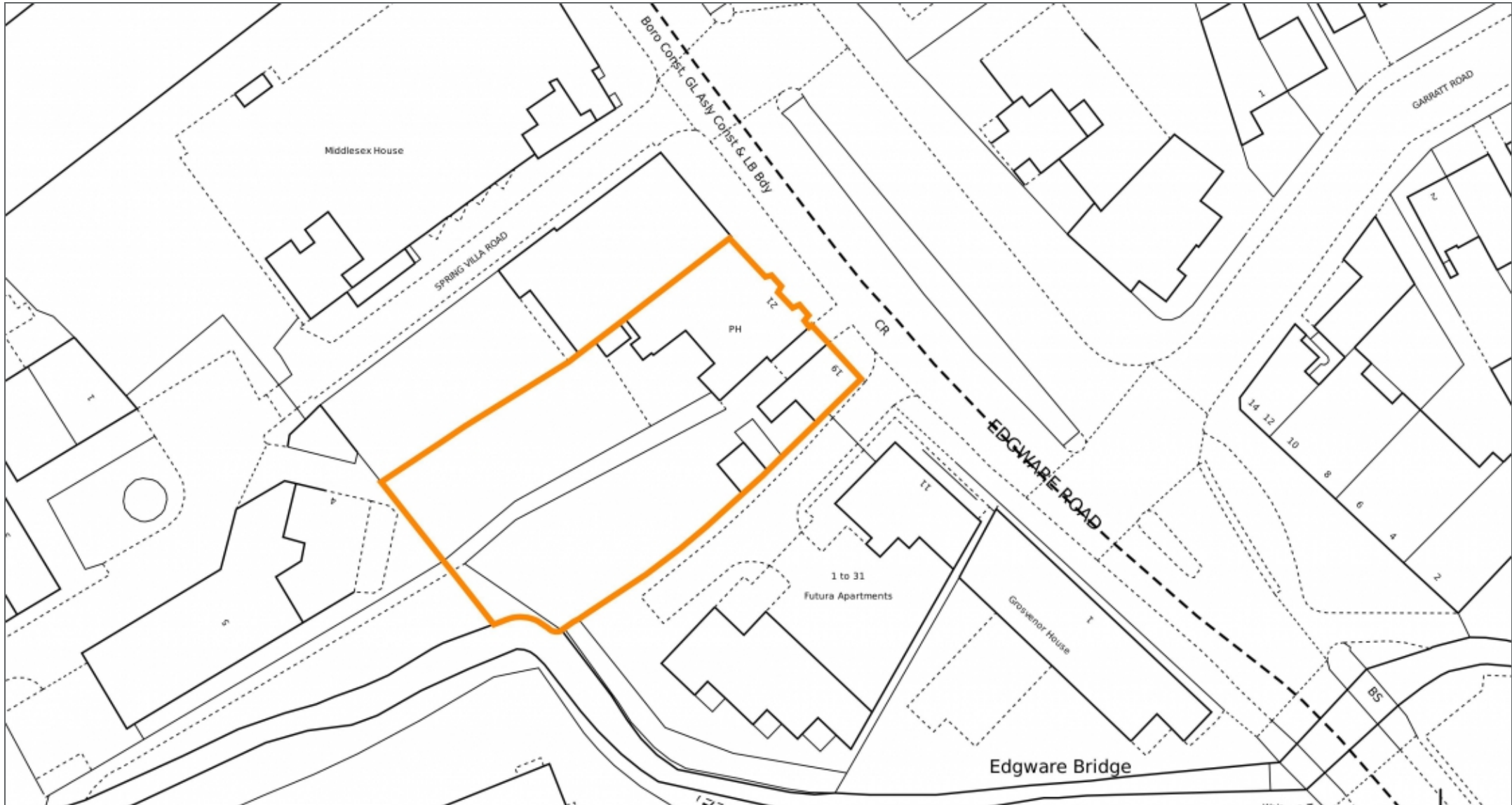


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Contacts

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