FOR SALE

PROMINENT OPEN STORAGE/DEVELOPMENT SITE WITH PLANNING PERMISSION FOR 152-BED APARTHOTEL



TOTAL SITE AREA - 0.52 ACRES (22,651 SQ FT)

163-165 EDGWARE ROAD, LONDON, NW9 6LP

TELSAR

163-165 EDGWARE ROAD

LONDON, NW9 6LP

LOCATION

The property occupies a highly prominent position fronting the A5 Edgware Road at its junction with Springfield Mount within the established Colindale District of North West London. The surrounding area comprises a mixture of residential and commercial uses, including numerous motor dealerships, a 99-bedroom Premier Inn and several significant residential developments, including a scheme comprising approximately 387 apartments nearby.

Colindale Underground Station (Northern Line) lies approximately one kilometre to the North which provides frequent and direct services into Central London with a journey time of under 30 minutes.

DESCRIPTION

The property comprises a former pub/restaurant shisha lounge together with an adjoining retail building occupying a prominent corner site. The property further benefits from a planning consent for 152-bed aparthotel together with co-working space, bar/restaurant facilities, gym and a swimming pool.

AMENITIES

- Secure self-contained site
- Prominently located
- Hard-standing tarmacked land
- Power
- Water
- Close proximity to M1 & A406

VAT

We have been advised VAT is not applicable.

ACCOMMODATION

Area	Sq Ft	Sq M
Site Area	22,651	2,104
TOTAL	22,651	2,104

All measurements are approximate and must be verified by any interested parties themselves

TENURE

Freehold registered under three separate titles: NGL708986, NGL472262, AGL582842

PRICE

Freehold - Offers are sought in the region of £7,000,000 (Seven Million Pounds), exclusive of VAT.

PLANNING PERMISSION

The site benefits from Planning Permission (under ref: 23/3365) for the construction of a six-storey scheme above basement which will provide:

- 152 'Aparthotel Rooms'
- Ground floor co-working space (3,401 sq ft GIA)
- Bar / restaurant space of (5,296 sq ft GIA)
- Basement with 13 car parking spaces
- Basement swimming pool & gym
- Basement cycle storage facilities

VIEWING

Strictly by appointment through the sole agents.

Dipesh Patel
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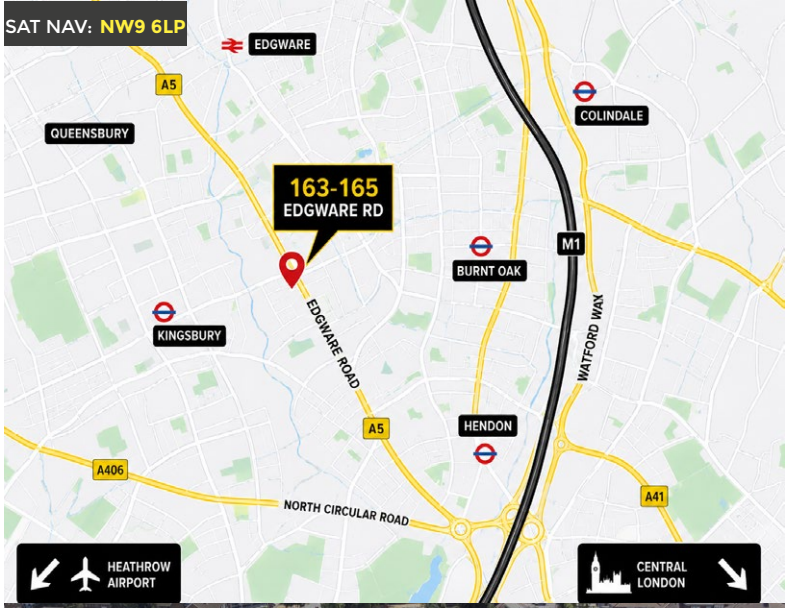





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020 3333 2222

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