

**SITE OF THE FORMER LANSDOWN PH**  
**200 BURNT OAK BROADWAY**  
**EDGWARE**  
**HA8 0AP**



# 200 BURNT OAK BROADWAY EDGWARE, HA8 0AP

## SUMMARY

### ¼ ACRE SITE FOR SALE

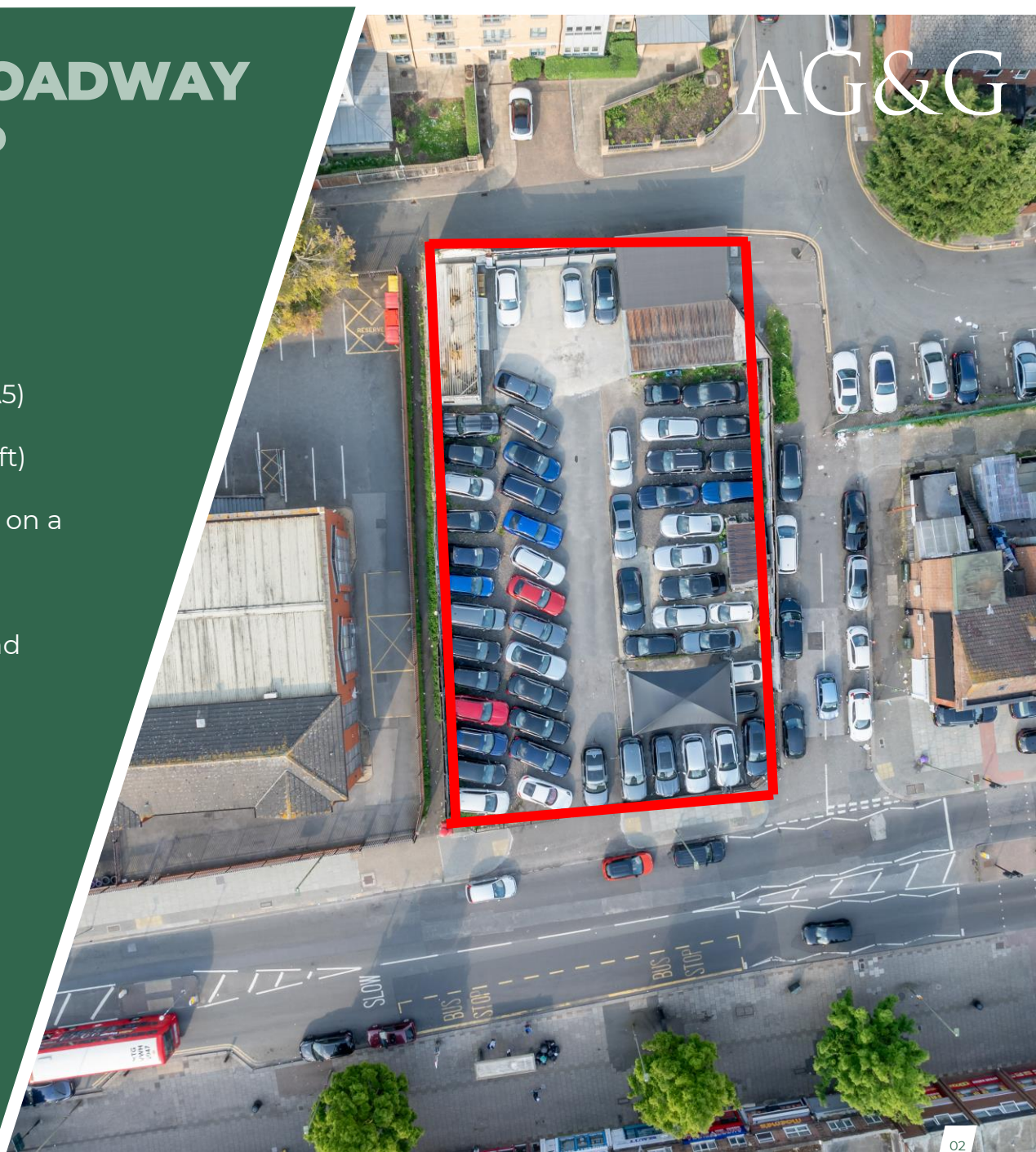
- Prominent site fronting busy main road (A5)
- Total site area approx. 995 sq m (10,705 sq ft)
- Currently let to an independent car dealer on a short term agreement
- Development potential (subject to obtaining vacant possession and the necessary consents)

**FREEHOLD**

**OFFERS INVITED  
(+ VAT IF APPLICABLE)**

**SUBJECT TO CONTRACT**  
Sole Selling Rights

LONF680



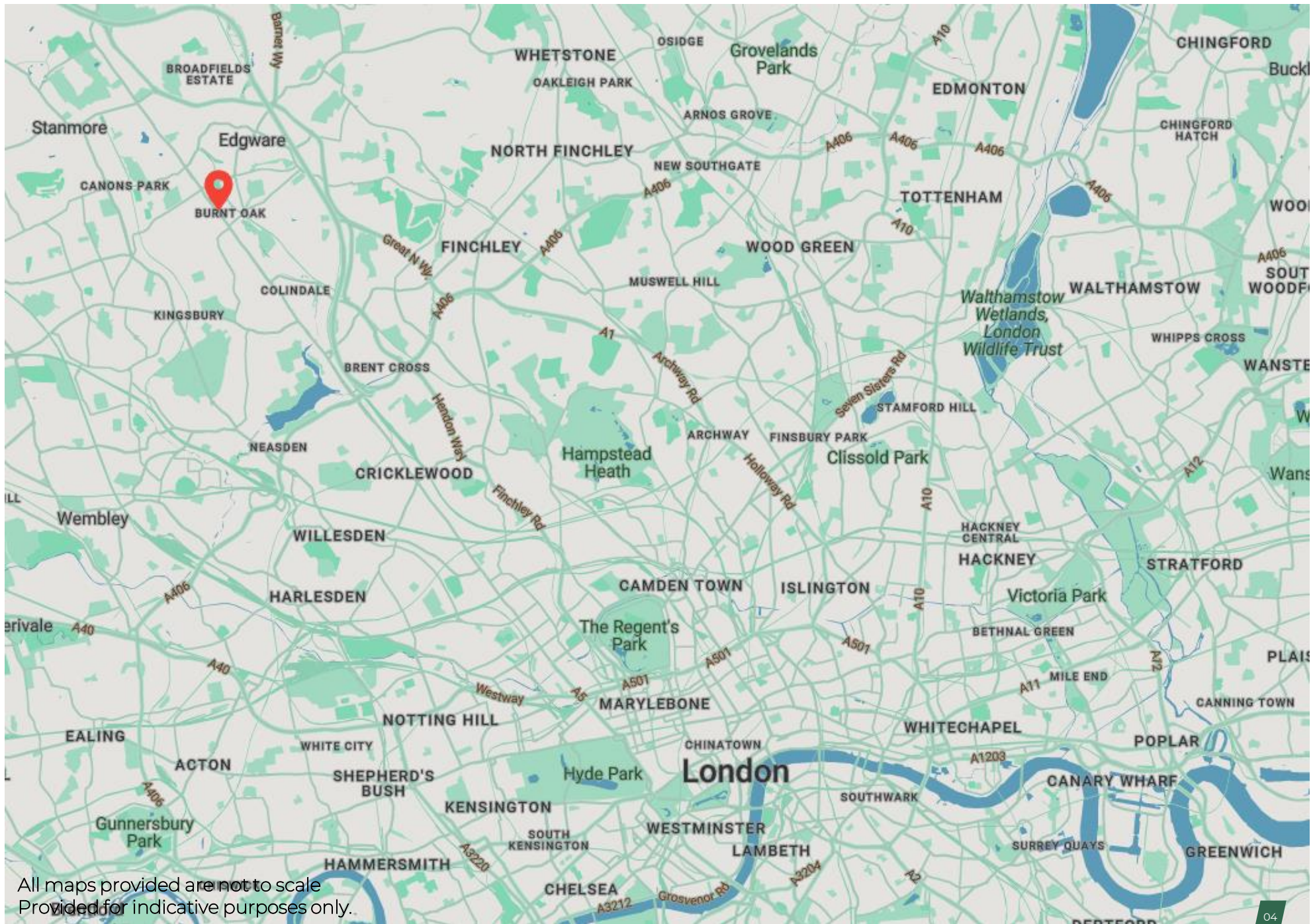
# LOCATION

**Situated within the London Borough of Barnet, 12.5 kilometres (7.5 miles) north west of central London (Marble Arch)**

The site lies within the Burnt Oak district of north west London and fronts the eastern side Burnt Oak Broadway (the "A5") at its junction with North Road. It is surrounded by a mixture of commercial and residential uses up to four storey in height with a parade of retail shops and upper parts.

Burnt Oak Underground Station (Northern Line) lies less than 500 metres to the south east which provides frequent and direct services into central London (Tottenham Court Road) with a journey time of around 25 minutes.

**200 BURNT OAK BROADWAY, HA8**



All maps provided are not to scale  
Provided for indicative purposes only.

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## DESCRIPTION

**A rectangular shaped site with a total plot size of circa 0.246 of an acre**

**Source: Nimbus maps**

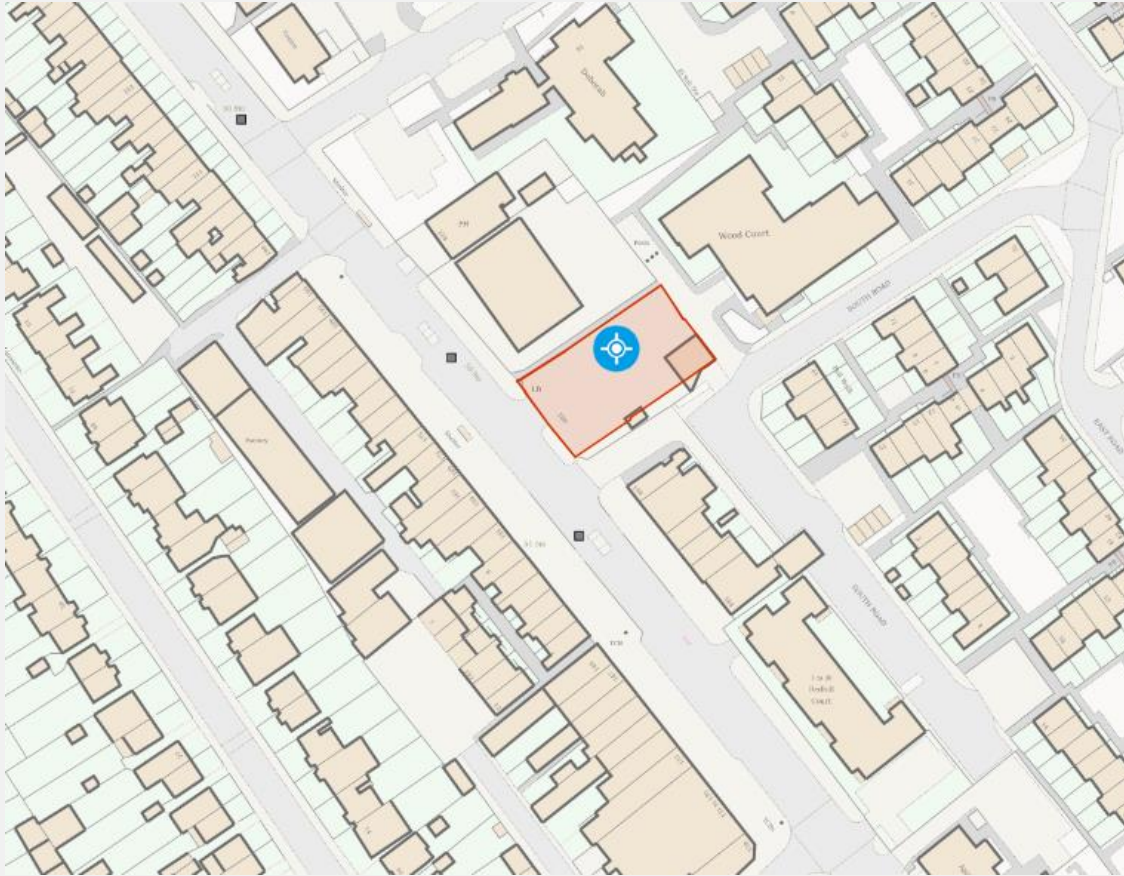
The site comprises two single storey structures which are currently used as sales offices linked to the existing tenant's car showroom business. The site can accommodate circa 50 cars.

We have been advised that the site subject to a one year agreement to an independent car dealer, from 1<sup>st</sup> June 2024, rent is payable on the 15<sup>th</sup> of each month. The rent payable is £9,000 per month for the first six months raising to £10,000 per month for the last six months of the agreement. A copy of the agreement will be made available shortly. All parties are to rely upon their own due diligence prior to submitting an offer.



**200 BURNT OAK BROADWAY, HA8**

# 200 BURNT OAK BROADWAY, HA8 SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only.  
All red-lines drawn on this brochure are provided for indicative purposes only.

# 200 BURNT OAK BROADWAY, HA8

## PLANNING POTENTIAL (Subject to obtaining the necessary consents)

The vendor has undertaken a feasibility study showing potential to develop a six-storey scheme comprise up to 60 flats on this site. Please find set out below a few visuals and an indicative accommodation schedule of what may be possible (subject to obtaining the necessary consents).

A copy of the feasibility study is available upon request.



**INDICATIVE SKETCH**

**200 BURNT OAK BROADWAY, HA8**

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**PLANNING POTENTIAL – INDICATIVE SKETCH  
(Subject to obtaining the necessary consents)**





# 200 BURNT OAK BROADWAY, HA8



## INDICATIVE ACCOMODATION SCHEDULE (Subject to obtaining the necessary consents)

Unit	Type	Floor	(m2)	Amenity (m2)	Unit	Type	Floor	(m2)	Amenity (m2)
Flat no.1	Two-Bed	Ground	64	6	Flat no.30	one-Bed	Second	51	5
Flat no.2	one-Bed	Ground	51	5	Flat no.31	Two-Bed	Third	64	6
Flat no.3	one-Bed	Ground	51	5	Flat no.32	one-Bed	Third	51	5
Flat no.4	Two-Bed	Ground	61	5	Flat no.33	one-Bed	Third	51	5
Flat no.5	one-Bed	Ground	51	5	Flat no.34	Two-Bed	Third	61	5
Flat no.6	one-Bed	Ground	51	5	Flat no.35	one-Bed	Third	51	5
Flat no.7	one-Bed	Ground	51	5	Flat no.36	one-Bed	Third	51	5
Flat no.8	one-Bed	Ground	51	6	Flat no.37	one-Bed	Third	52	5
Flat no.9	one-Bed	Ground	51	6	Flat no.38	Two-Bed	Third	62	6
Flat no.10	one-Bed	Ground	53	5	Flat no.39	Two-Bed	Third	61	6
Flat no.11	Two-Bed	First	64	6	Flat no.40	one-Bed	Third	51	5
Flat no.12	one-Bed	First	51	5	Flat no.41	one-Bed	Fourth	51	31
Flat no.13	one-Bed	First	51	5	Flat no.42	Two-Bed	Fourth	61	24
Flat no.14	Two-Bed	First	61	5	Flat no.43	one-Bed	Fourth	51	17
Flat no.15	one-Bed	First	51	5	Flat no.44	one-Bed	Fourth	51	6
Flat no.16	one-Bed	First	51	5	Flat no.45	Two-Bed	Fourth	61	6
Flat no.17	one-Bed	First	52	5	Flat no.46	Two-Bed	Fourth	61	9
Flat no.18	Two-Bed	First	62	6	Flat no.47	one-Bed	Fourth	51	5
Flat no.19	Two-Bed	First	61	6	Flat no.48	one-Bed	Fourth	51	5
Flat no.20	one-Bed	First	51	5	Flat no.49	Two-Bed	Fifth	67	6
Flat no.21	Two-Bed	Second	64	6	Flat no.50	one-Bed	Fifth	53	32
Flat no.22	one-Bed	Second	51	5	Flat no.51	one-Bed	Fifth	51	6
Flat no.23	one-Bed	Second	51	5	Flat no.52	Two-Bed	Fifth	61	6
Flat no.24	Two-Bed	Second	61	5	Flat no.53	one-Bed	Fifth	54	5
Flat no.25	one-Bed	Second	51	5	Flat no.54	one-Bed	Fifth	54	5
Flat no.26	one-Bed	Second	51	5	Flat no.55	Two-Bed	Sixth	65	6
Flat no.27	one-Bed	Second	52	5	Flat no.56	Two-Bed	Sixth	65	6
Flat no.28	Two-Bed	Second	62	6	Flat no.57	one-Bed	Sixth	51	6
Flat no.29	Two-Bed	Second	61	6	Flat no.58	one-Bed	Sixth	51	6
					Flat no.59	one-Bed	Lower Ground	53	16
					Flat no.60	one-Bed	Lower Ground	53	16



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# Burnt Oak



# VIEWINGS & FURTHER INFORMATION

**The site is currently let to an independent car dealer, an external inspection/discreet customer visit is encouraged in the first instance.**

**Contact us should you require access to the property.**

## BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion. VAT may be payable in addition.

### PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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