

163-165 EDGWARE ROAD
COLINDALE
LONDON
NW9 6LP

AG&G



CGI of consented scheme

**163-165 EDGWARE ROAD
LONDON, NW9 6LP**

SUMMARY

FORMER PUB FOR SALE WITH PLANNING PERMISSION

- Consent for 152xbed apart hotel with Co-Working space, Bar/Restaurant and Gym with swimming pool
- Total GEA of consented floorspace 9,217 sq m (96,197 sq ft)
- Prominent site fronting busy main road (A5)
- Total site area approx. 0.52 of an acre

FREEHOLD VACANT POSSESSION

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

SUBJECT TO CONTRACT
Sole Selling Rights

LonF679

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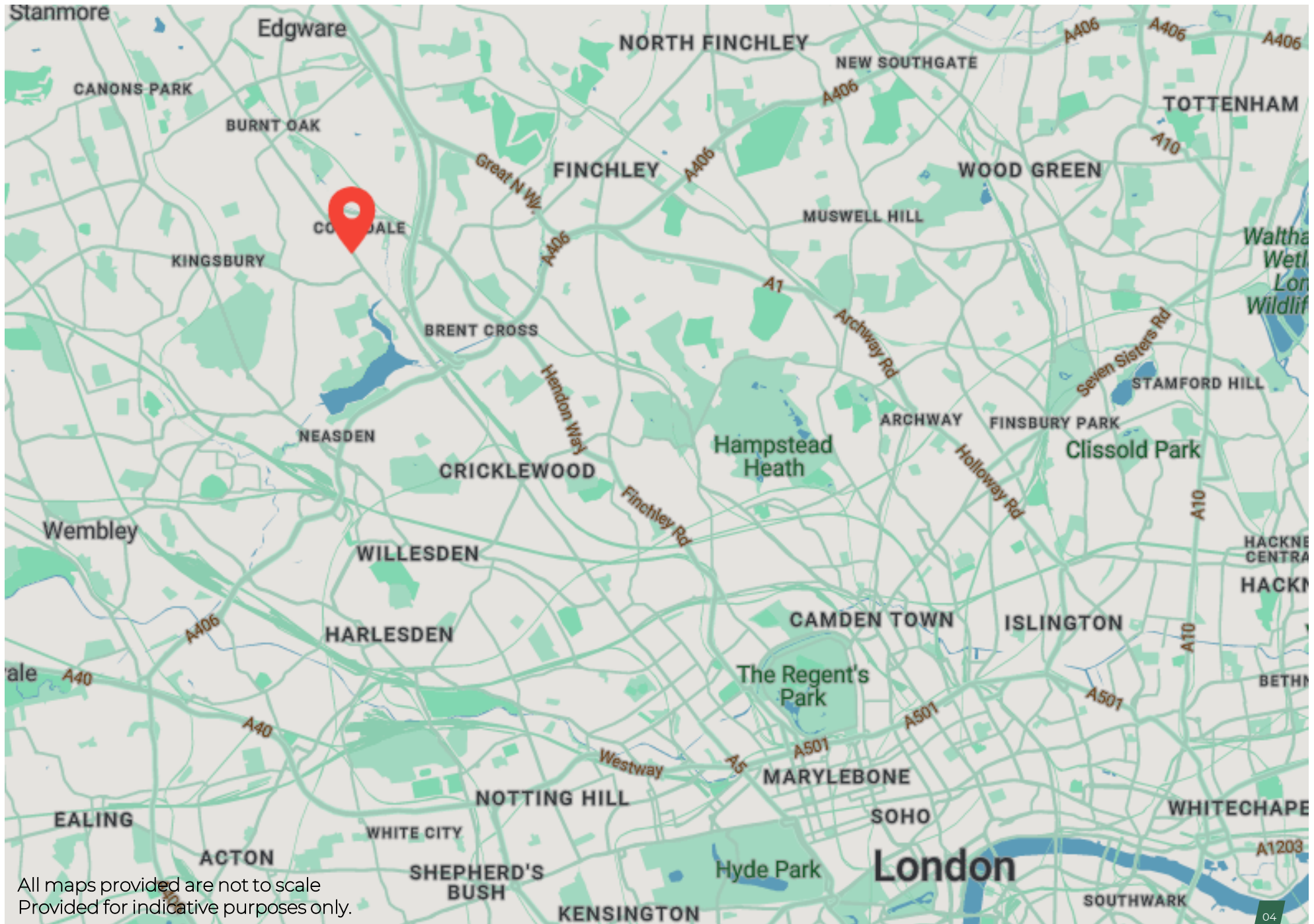
LOCATION

Situated within the London Borough of Brent, 10 kilometres (6 miles) north west of central London (Marble Arch)

The site lies within the Colindale district of north west London and fronts the Edgware Road (the “A5”) at its junction with Springfield Mount. It is surrounded by a mixture of commercial and residential uses including: numerous car showrooms, a 12 storey 99-bedroom Premier Inn and a new development of 387 flats lies a short distance to the south.

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.

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

DESCRIPTION

A rectangular shaped site with a total plot size of circa 0.524 of an acre or 2,120 sq m (22,810 sq ft) Source: Nimbus maps

The site comprises a former pub / restaurant shisha bar premises and a retail shop with upper parts.

It is understood that the former pub is derelict and may not be safe to enter following unauthorised structural works undertaken by the previous occupier.

The property is held freehold on three separate titles:-

- NGL708986
- NGL478862
- AGL 582842

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163-165 EDGWARE ROAD, LONDON, NW9 SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only.
All red-lines drawn are provided for indicative purposes only. Source: Promap.

PLANNING PERMISSION

London Borough of Brent Council Planning Application Ref: **23/3365**

Consent granted 26th September 2024 to redevelop the site into a six-storey scheme above basement which will provide:-

- 152 'Apart Hotel Rooms'
- Ground floor Co-Working space (3,401 sq ft GIA)
- Bar/restaurant space of (5,296 sq ft GIA)
- Basement with 13x car parking spaces
- Basement swimming pool, gym
- Basement cycle storage facilities

We are advised that the CIL Payments are as follows:-

Mayoral CIL	£ 494,607.27
<u>Borough CIL</u>	<u>£1,144,265.20</u>
Total	£1,638,872.47

The current owner is also exploring the possibility of applying for planning permission to add an additional floor above for the purposes of banqueting.

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North East Elevation on Edgware Road looking south



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Proposed View from the junction of Edgware Road and Springfield Mount

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UNIT MIX

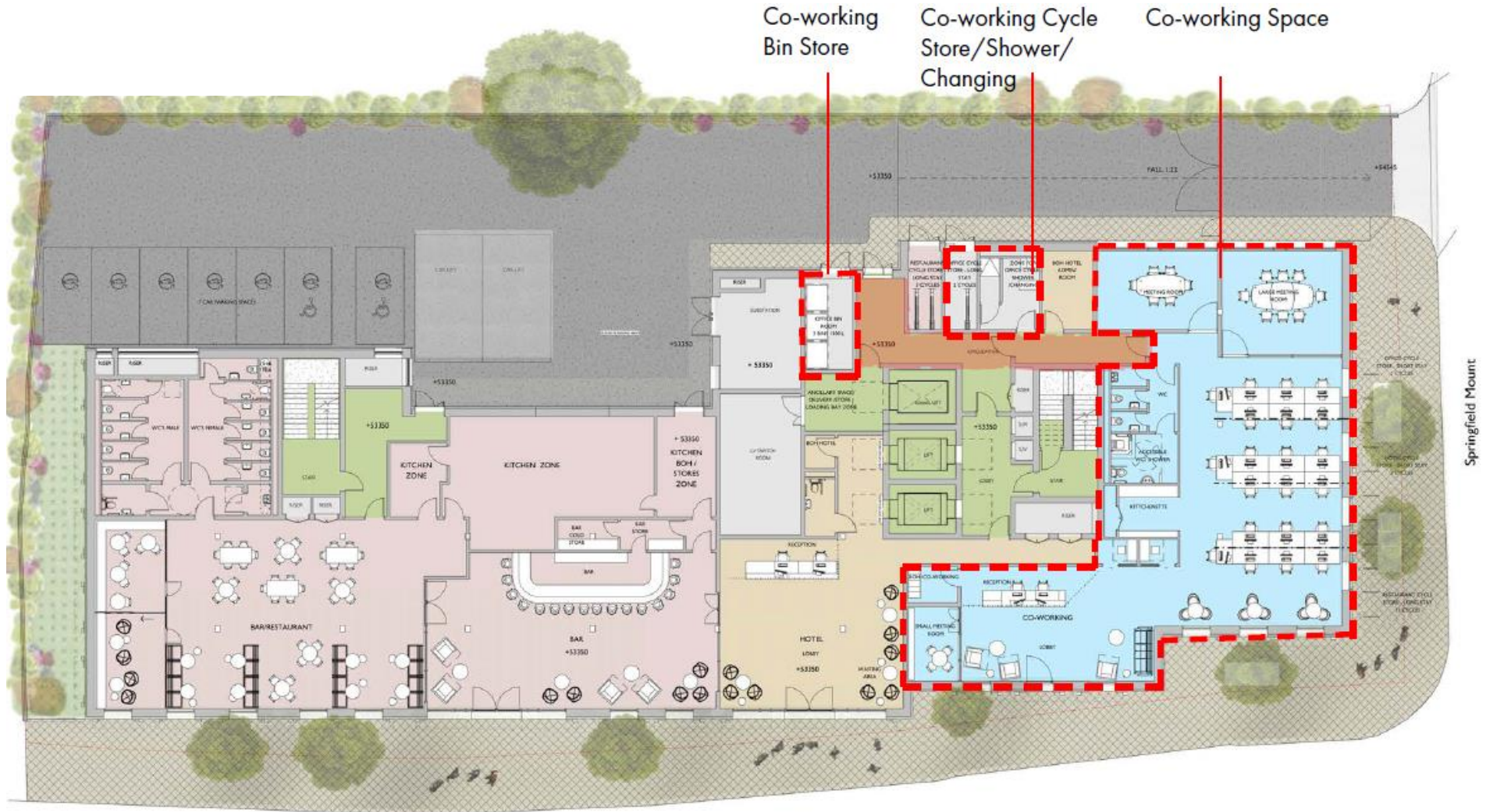
PROPOSED APART - HOTEL ROOMS SCHEDULE				
Level	Studio	Suite	Accessible Studio	Total Appart - Hotel Rooms
Roof				
Level 5	16	3	3	22
Level 4	20	8	3	31
Level 3	20	8	3	31
Level 2	25	6	3	34
Level 1	25	6	3	34
Ground				
Basement				
TOTAL	106	31	15	152

ACCOMODATION SCHEDULE

GEA								
LEVEL	HOTEL		CO-WORKING		BAR/RESTAURANT		TOTAL GEA	
	GEA sqm	GEA sqf	GEA sqm	GEA sqf	GEA sqm	GEA sqf	GEA sqm	GEA sqf
Roof	98	1,055					98	1,055
Level 5	958	10,312					958	10,312
Level 4	1,136	12,228					1,136	12,228
Level 3	1,136	12,228					1,136	12,228
Level 2	1,288	13,864					1,288	13,864
Level 1	1,288	13,864					1,288	13,864
Ground	326	3,509	360	3,875	537	5,780	1,223	13,164
Basement	1,810	19,483					1,810	19,483
Lower Basement	280	3,014					280	3,014
TOTAL	8,320	89,556	360	3,875	537	5,780	9,217	96,197

GIA								
LEVEL	HOTEL		CO-WORKING		BAR/RESTAURANT		TOTAL GIA	
	GIA sqm	GIA sqft	GIA sqm	GIA sqft	GIA sqm	GIA sqft	GIA sqm	GIA sqft
Roof	80	861					80	861
Level 5	820	8,826					820	8,826
Level 4	1,055	11,356					1,055	11,356
Level 3	1,055	11,356					1,055	11,356
Level 2	1,203	12,949					1,203	12,949
Level 1	1,203	12,949					1,203	12,949
Ground	292	3,143	316	3,401	492	5,296	1,100	11,840
Basement	1,616	17,394					1,616	17,394
Lower Basement	178	1,916					178	1,916
TOTAL	7,502	80,751	316	3,401	492	5,296	8,310	87,532

APPROVED FLOOR PLANS – GROUND FLOOR



Edgware Road

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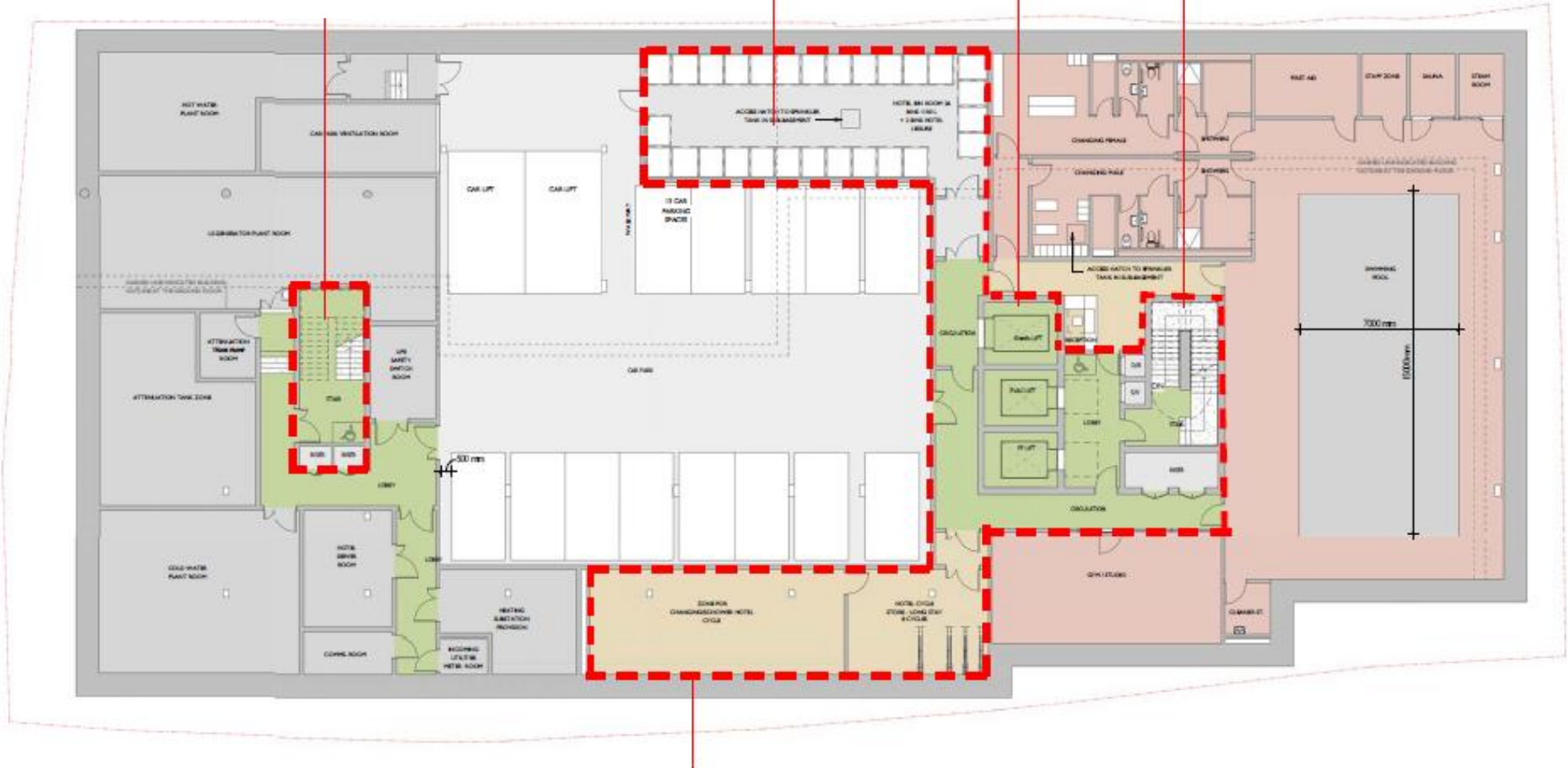
APPROVED FLOOR PLANS - BASEMENT

Secondary
e

Apart-hotel Bin

Goods Lift

Apart-hotel Core



Apart-hotel Cycle Store / Showers / Changing

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TYPICAL APART HOTEL LAYOUT (FLOORS 1 – 5)



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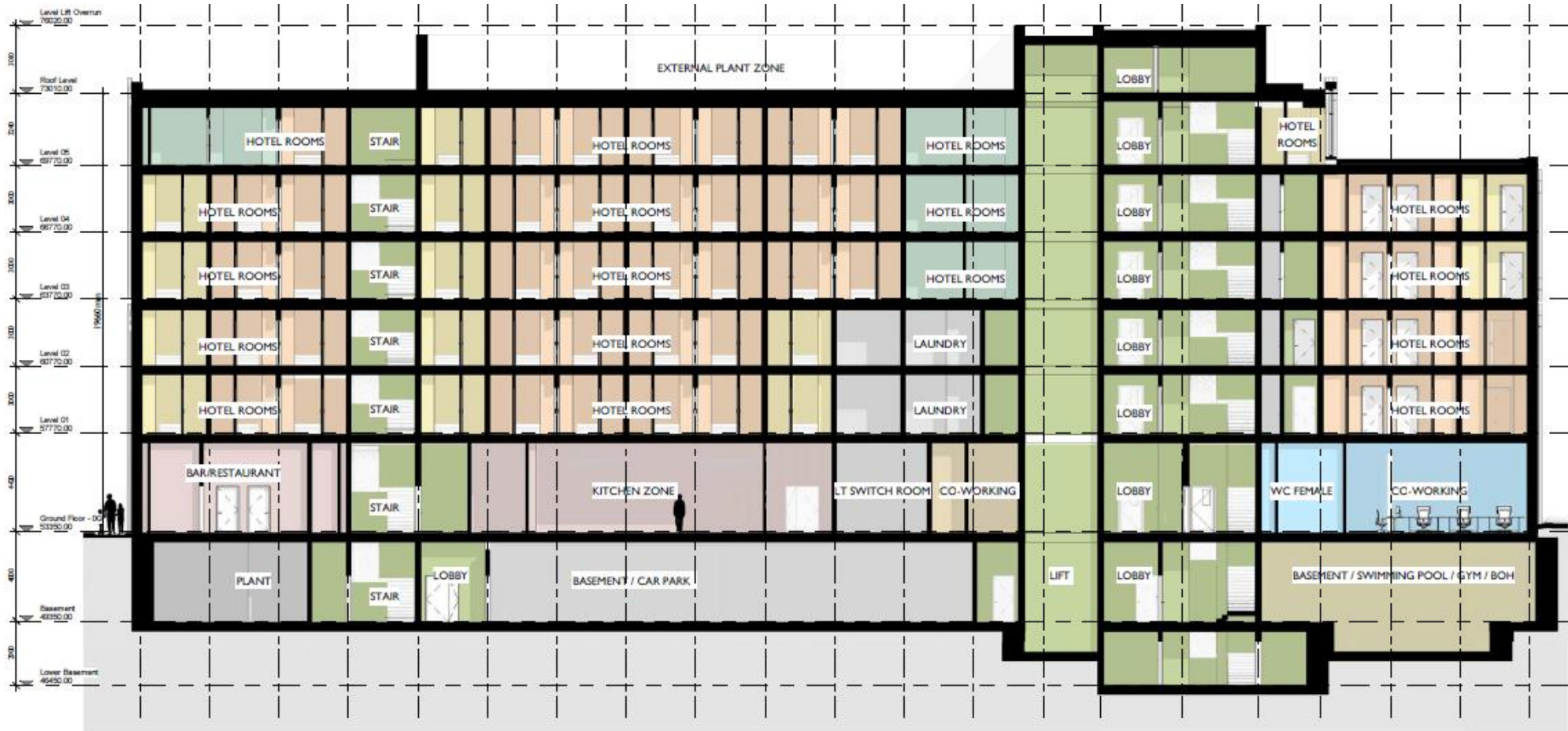
CROSS SECTION VIEW 1



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CROSS SECTION VIEW 2



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Existing

VIEWINGS & FURTHER INFORMATION

The site is currently secure, an external inspection 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.

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus. BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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