

DEVELOPMENT OPPORTUNITY



PRINCE OF WALES BURNT OAK BROADWAY, EDGWARE HA8

- *Prominent frontage to the A5
- *Site area approx 518 sq m (5,575 sq ft)
- *Gross internal area approx 464 sq m (5,000 sq ft)
- *Potential for alternative uses (subject to the necessary consents)
- *Living accommodation and car park

Location:

The property is situated within the London Borough of Barnet, approximately 15 kilometres (9 miles) north of Central London. It is located at the northern end of Burnt Oak Broadway (A5) with the surrounding area comprising a mixture of uses including commercial and residential. The building is circa 800 metres (½ of a mile) from Burnt Oak Underground Station (Northern Line) and there are several bus routes running along the A5.

Description:

A semi detached three storey property built above basement, beneath a main multipitched and hipped clay tile covered roof. To the front is a cobbled forecourt with parking for approximately four cars. The property also benefits from a trade patio/garden to the rear.

Area:

Ground Floor

Comprises an open plan bar area with a central island servery. Customer WC's are located at this level.

Approximate Gross Internal Area

203 sq m (2,185 sq ft)

First Floor

Includes an office, commercial kitchen, bedroom, living room and separate WC/bathroom.

Approximate Gross Internal Area

95.7 sq m (1,030 sq ft)

Second Floor

Contains three bedrooms.

Approximate Gross Internal Area

55.6 sq m (598 sq ft)

Basement

Full head height with a cold store room in addition to the main warm cellar area.

Approximate Gross Internal Area

110 sq m (1,184 sq ft)

External Area

Trade patio/garden - not inspected.

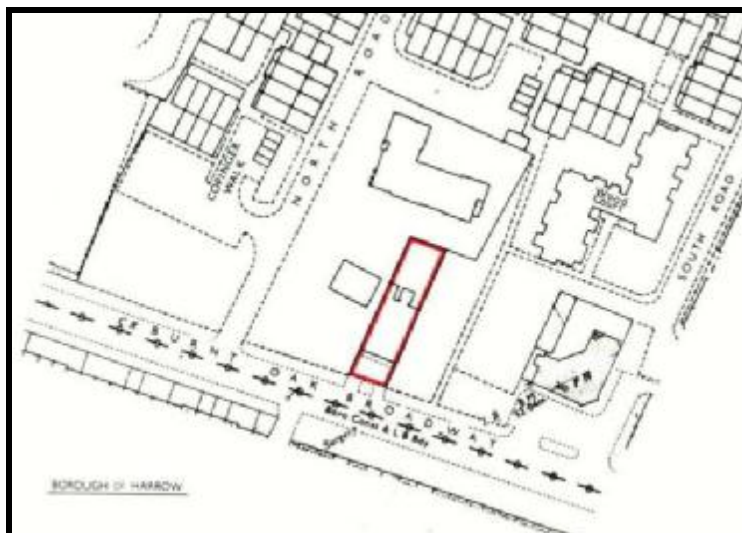
Plans are being submitted for extension and conversion of the upper parts into 9 self-contained flats.

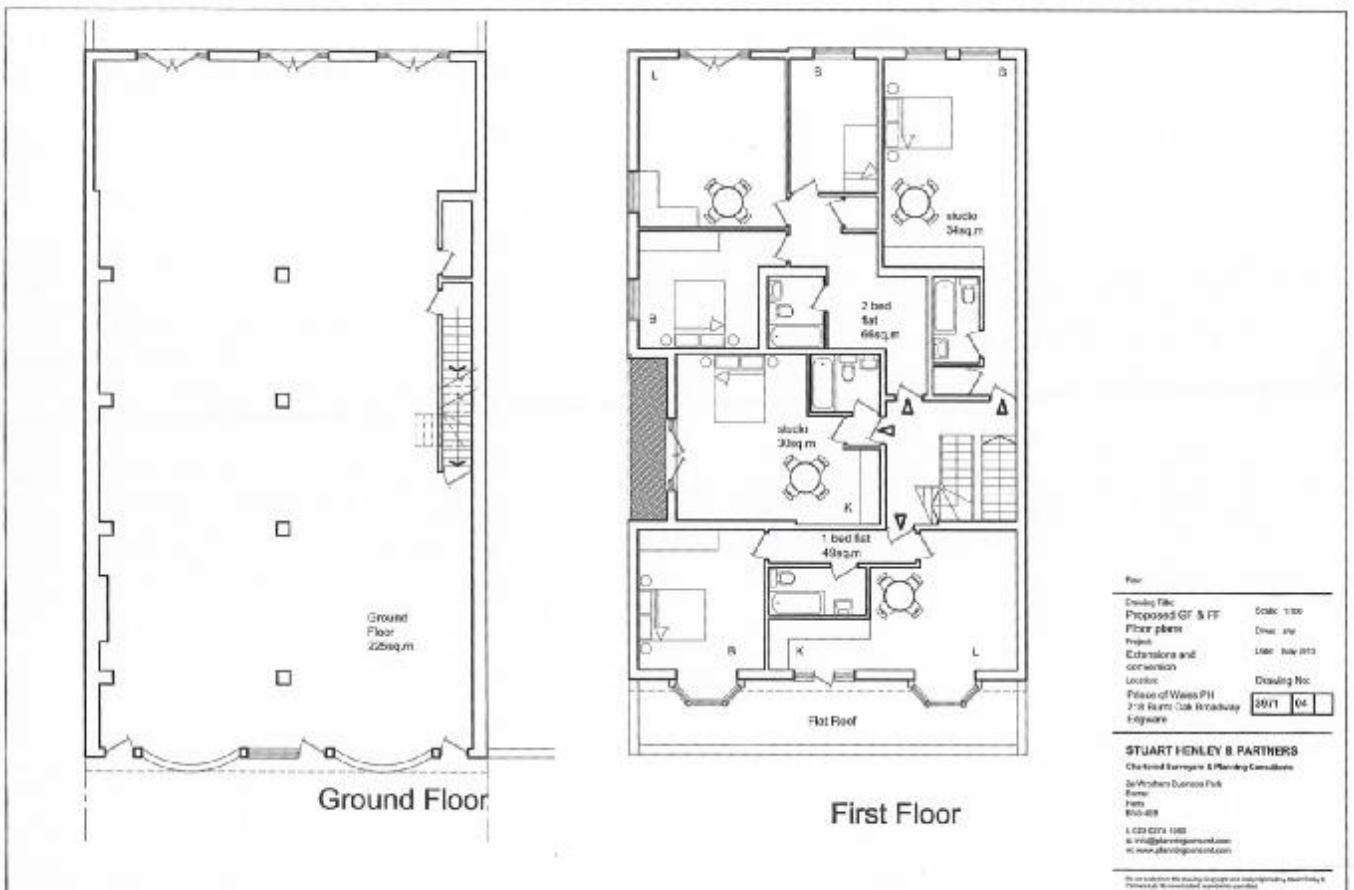
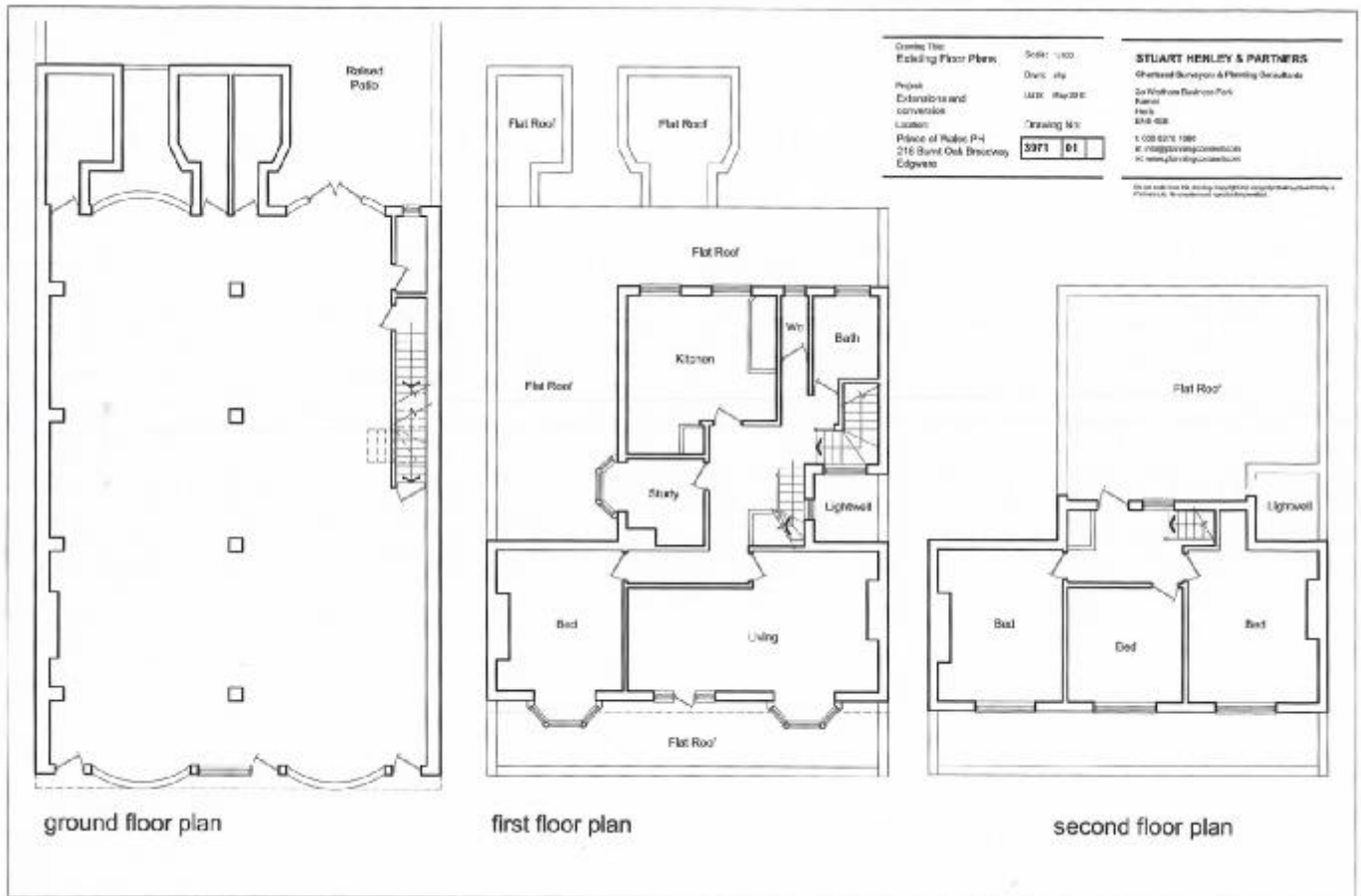
Terms:

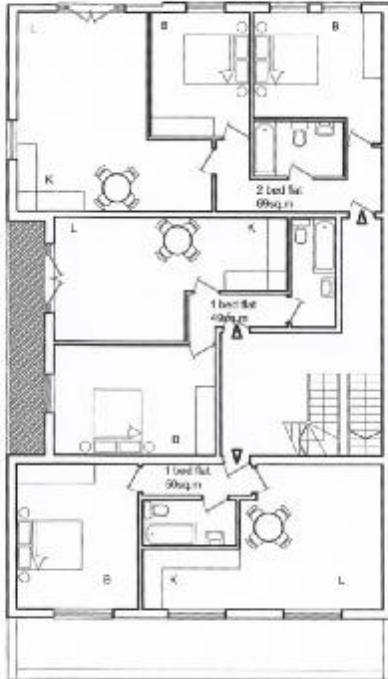
**Freehold interest for sale with vacant possession
£795,000 (plus VAT) – Subject to Contract**

Viewing:

**By Appointment only
Via Claridges Commercial – 0845 205 0007**







Second Floor



Third Floor

Drawing Title:	Proposed SF & TF	Scale:	1:100
Project:	Floor plans	Date:	04/07/09
Client:	Extensions and conversion	Drawn by:	SC
Location:	Prince of Wales PH 218 Burnt Oak Broadway Edgware	Checked by:	SC

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front elevation



rear elevation

Drawing Title:	Proposed Elevations	Scale:	1:100
Project:	Extensions and conversion	Date:	04/07/09
Client:	Extensions and conversion	Drawn by:	SC
Location:	Prince of Wales PH 218 Burnt Oak Broadway Edgware	Checked by:	SC

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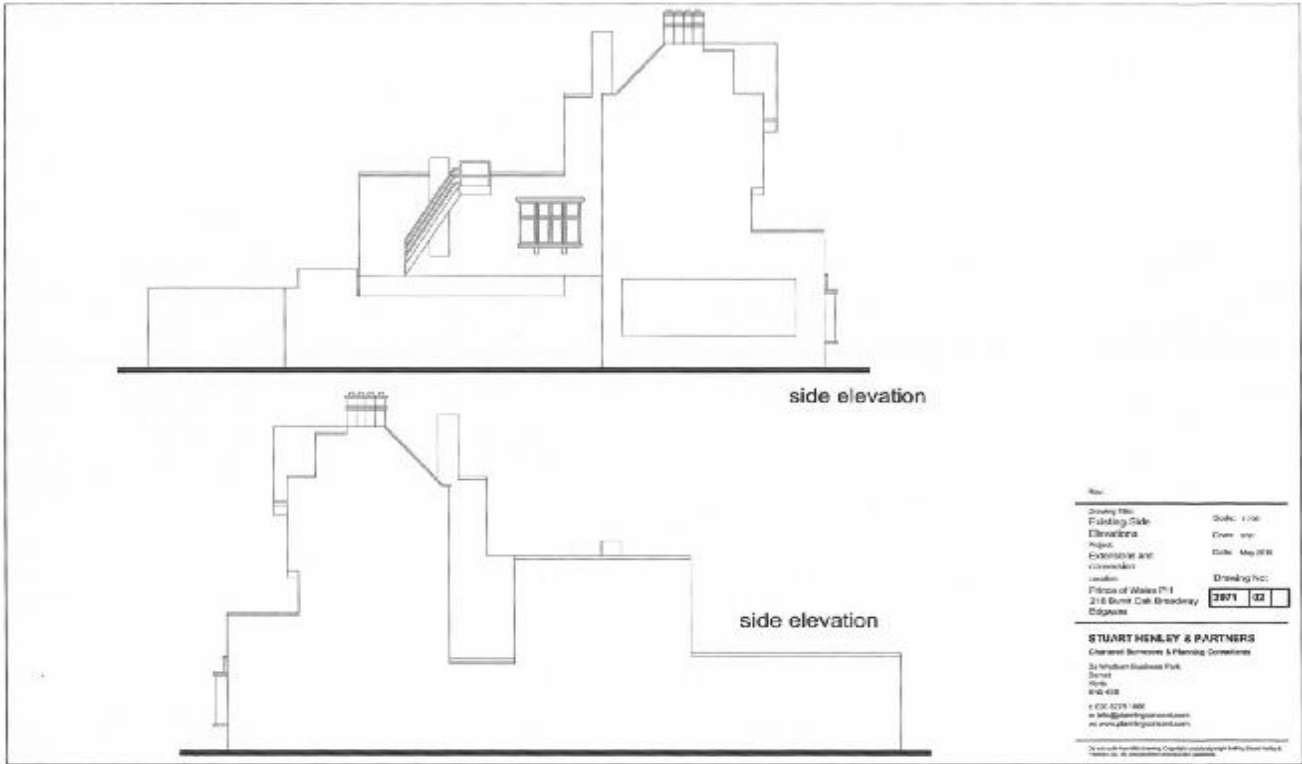


Rev:

Drawing Title	Scale: 1:100
Proposed Side Elevations	Drawn: nry
Project	Date: May 2018
Extensions and Connections	Drawing No:
Location:	3971 06
Prince of Wales T11	
218 Bond Oak Broadway	
Edgware	

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