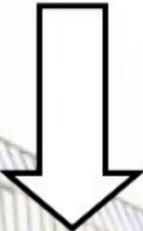


Equity House
, Edgware, HA8



Controlled ZONE



Except for loading

EQUITY HOUSE

ESSELL HOUSE

200 yards
Belmont
Walsby Lane

Investment Opportunity: Edgware, HA8

We are excited to introduce an outstanding investment opportunity at High Street, available at an attractive price of OIRO £8,000,000.

This versatile property is a compelling blend of residential and commercial, office and residential space, poised to deliver substantial annual returns.

Total Achievable £515,000 per annum

Residential

18 Studio Flats:
◦ Currently rented, contributing £270,000 annually.
Each studio commands a monthly rent of £1,250.

Retail

6 Retail Spaces:
◦ Designed for optimal revenue generation, capable of yielding £95,000 per annum.

Office

Office Spaces (Newly Completed Extension):
A recent extension at the rear of the property has added 8,266.68 sqft of premium office space. Despite being unoccupied currently, the space has the potential to generate £150,000 per annum at a rate of £18.00 per sqft.





Grove Rd
Russell House

144

142

Emmanuel
Edgware Church

The Three Wishes

Elegance Hair
& Beauty Salon

Plutus Capital
Partners Limited

Canons Dr

High St

Edgware Ct

Edgware Ct

Manor Park Cres

Manor Park Cres

Chilton

126A

9A

5

3a

6

6A

8

8B

10

12

12A

14

16

16A

3

A5

St

Canons Dr

Cavendish Dr

sh Dr

re Ct

4

3

136



Each of the 18 studio flats stands as a testament to modern sophistication, having been meticulously converted within the last couple of years. Discover contemporary design, sleek finishes, and an ambiance that speaks to the essence of comfortable, modern living. These studios aren't just spaces; they are expressions of style and comfort, making every moment within their walls a truly delightful experience.

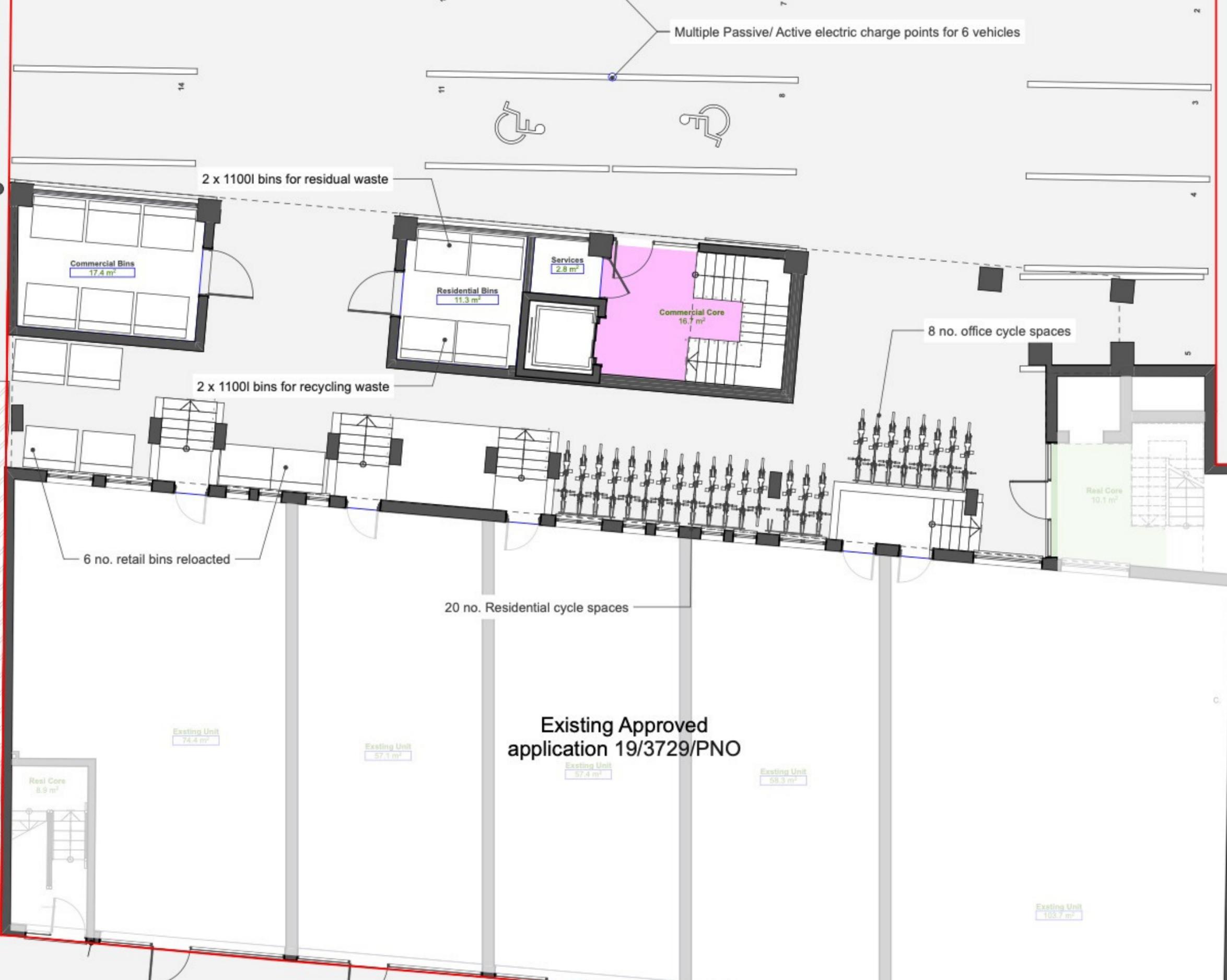


Our Schedule of Accommodation provides clear insights, detailing the Net Internal Area (NIA) and Gross Internal Area (GIA) for every section of the building. Transparency meets precision in understanding the spatial dynamics of each space, ensuring a comprehensive view for informed decisions.

Planned & Proposed

Use	Floor	Sq.m. GIA / NIA No. of units	Occupancy Density (^)	Occupants (Assessed potential)
Planned				
Commercial Retained	Ground	395sq.m. GIA 264 sq.m. NIA	1 job / 15-20sq.m. NIA Av 1 job / 17.5 sq.m. NIA	15
C3 Studios Approved	1 st , 2 nd , 3 rd Front	18	Max 2 per studio	36 max
Total				c51

Floor Level	Floorspace 1 (NIA m2)	Floorspace 2 (NIA m2)	Total Floorspace NIA (m2)	Floorspace (GIA m2)	Floorspace GEA(m2)
1	94	53	147	197.2	
2	94	53	147	197.2	
3	93.7	52.7	146.4	197.2	
4	68.6	55.4	124	176.8	
Total	350.3	214.1	564.4	768.4	845.8



Multiple Passive/ Active electric charge points for 6 vehicles

2 x 1100l bins for residual waste

Commercial Bins
17.4 m²

Residential Bins
11.3 m²

Services
2.8 m²

Commercial Core
16.7 m²

8 no. office cycle spaces

Real Core
10.1 m²

2 x 1100l bins for recycling waste

6 no. retail bins relocated

20 no. Residential cycle spaces

Existing Approved
application 19/3729/PNO

Existing Unit
74.4 m²

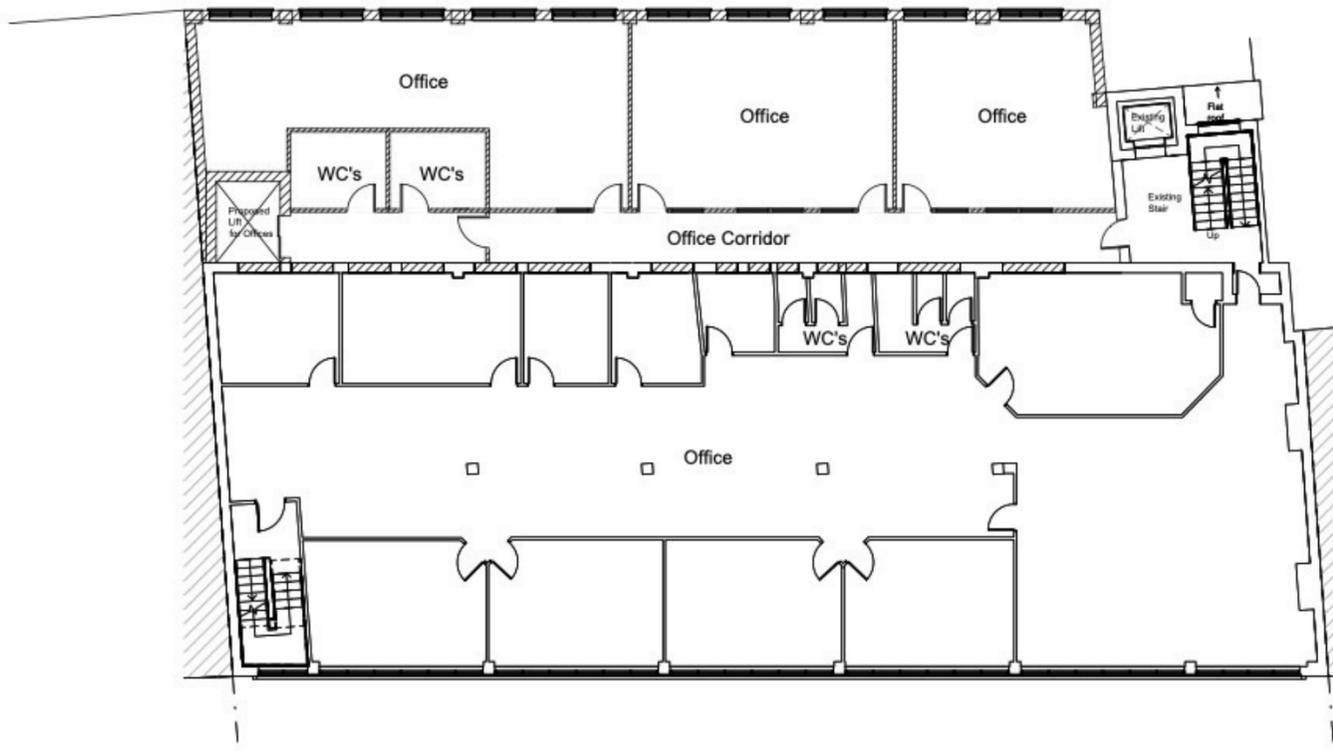
Existing Unit
57.1 m²

Existing Unit
57.4 m²

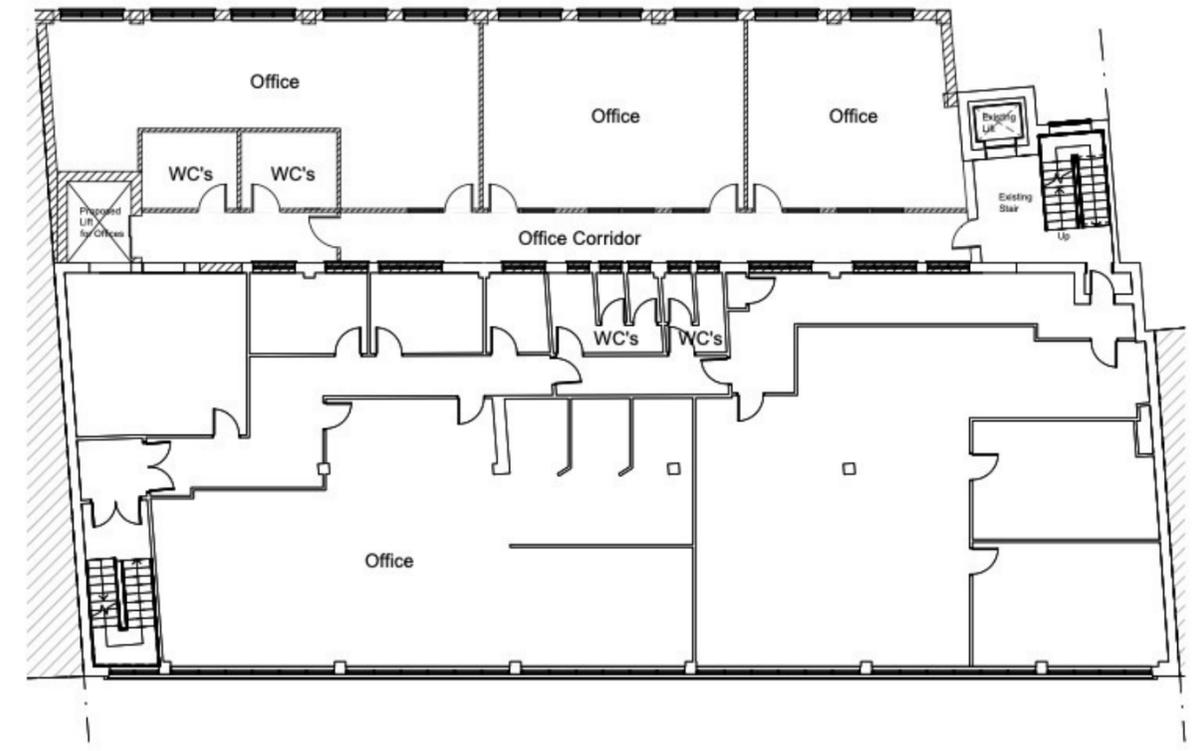
Existing Unit
58.3 m²

Real Core
8.9 m²

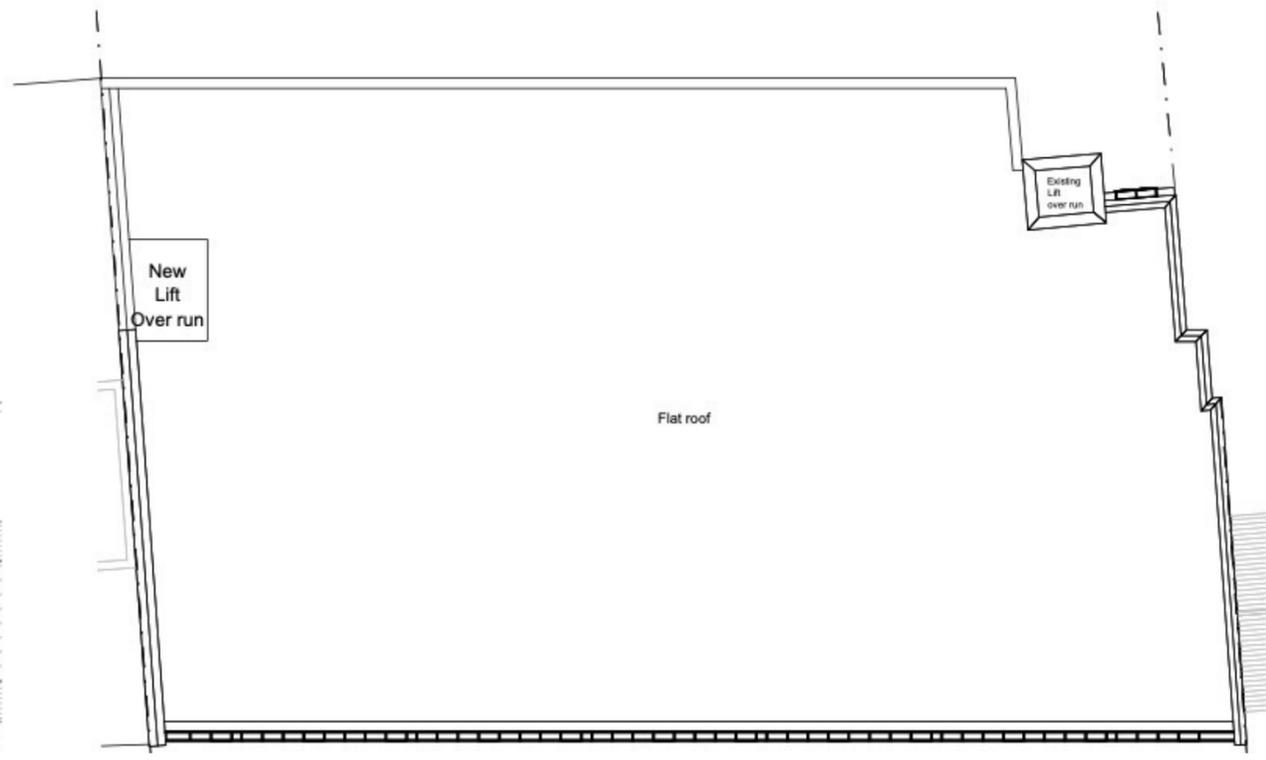
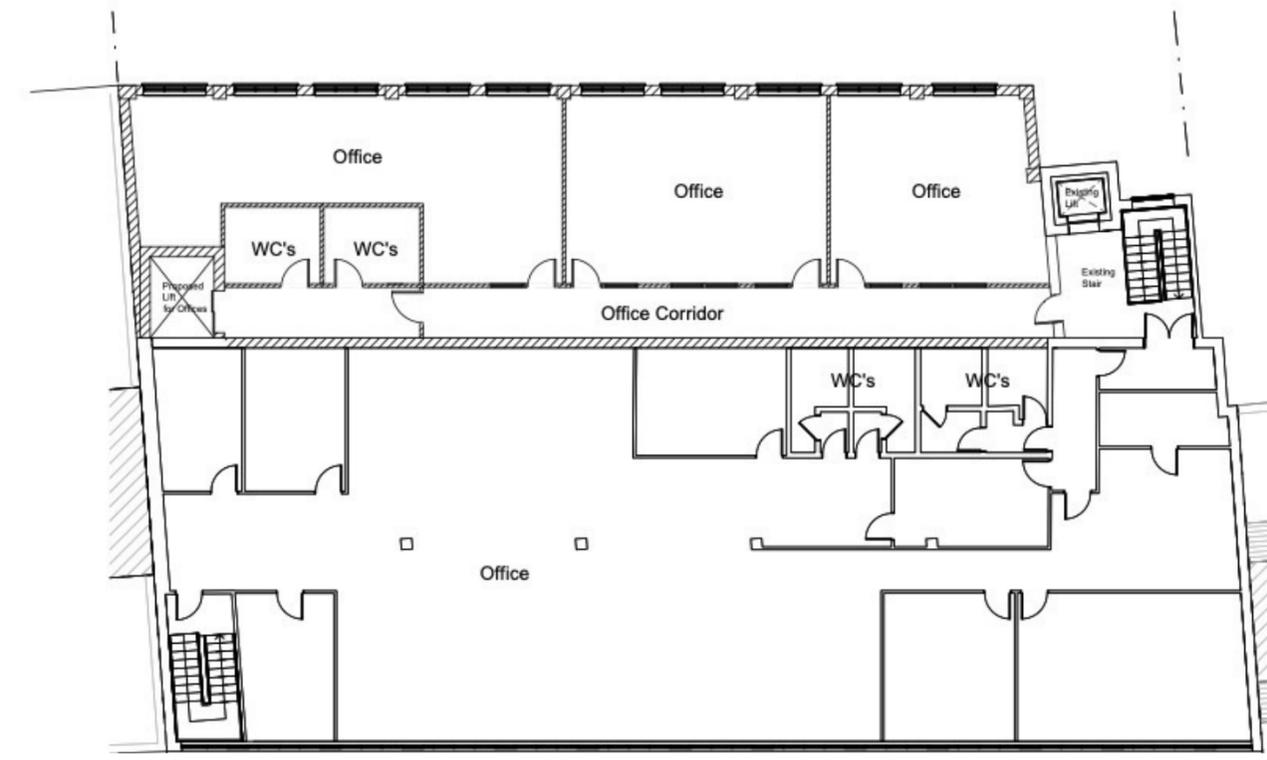
Existing Unit
100.7 m²



Proposed First Floor Plan



Proposed Second Floor Plan







Existing Approved
application 19/3729/PNO

Price: OIRO £8,000,000

SPV: We are advised that the opportunity is held in a clean SPV therefore a company purchases is possible

Tenure: Freehold

Additional Information: Please contact us for further information

Owner: We are directly instructed by the legal owners of this property

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