

ALEX MARTIN

COMMERCIAL

Former Bingo Hall
Edgware HA8



FOR SALE / TO LET
AMP766

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- **FORMER BINGO HALL (D2 USE)**
- **APPROX 33,296 SQ FT**
- **WOULD SUIT OTHER USES (STP)**
- **GUIDE PRICE £4,300,000 / £450,000 PA**

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DESCRIPTION

An impressive, Art Deco style Grade II Listed building originally constructed in 1936 as a Cinema and was converted into a Bingo Club in 1962 which ran until 2014. With a overall site area of 0.697 acres and substantial eaves height, the property could be suitable for a variety of uses. Although predominantly arranged over the ground floor, there are four additional floors providing stalls and balcony levels which complete the auditorium interior. Secure on-site car parking is available on the eastern elevation of the building.

ACCOMODATION

Total GIA: Approx 33,296 Sq Ft

LOCATION

The property is prominently located on the west side of Burnt Oak Broadway (A5) which acts as the main thoroughfare through Edgware and other London suburbs as it leads south-east circa 7.5 miles towards Hyde Park. The property is located 0.3 miles south-west of Burnt Oak Underground Station. Communication links are good, with the A5 providing easy access to the M1/A41 (3 miles north) and rail services (Northern Line) at Edgware Station. The immediate surrounding area is characterised by a number of residential properties. However, commercial occupiers close by along the A5 include Tesco Metro, Asda, Mercedes Benz, Wickes and Ladbrokes amongst a number of local traders.

PLANNING

There is potential for a variety of alternative uses and residential redevelopment subject to obtaining all necessary planning consents. All enquiries are to be directed to Brent Council and English Heritage.

Website Address: www.brent.gov.uk

Tel: 0208 937 5210.

Email: planandbuild@brent.gov.uk

VAT

All prices are subject to VAT

EPC

Available upon request.

TENURE

Leasehold or Freehold

Tenancy

The property is vacant save for the three telecommunications tenants: Telefonica UK Limited, Vodafone Limited and Hutchison 3G Limited and Everything Everywhere Limited. Notices were served on the tenants pursuant to the telecommunications code requiring tenants to remove their equipment and, so far as we are aware, no rent has been collected from the tenants under the current ownership.

Rateable Value

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Alex Martin Commercial will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.