



# 110 WALM LANE

WILLEDEN GREEN  
LONDON NW2 4RS

---

Investment & Development Opportunity

**ENTER**



# 110 WALM LANE

WILLEDEN GREEN, LONDON NW2 4RS

A substantial site benefiting from detailed planning consent to create a brand-new development comprising 48 apartments & commercial space

**GLPG**  
Sole Agent

## INVESTMENT SUMMARY

- A freehold site, currently a public house, vacant apartment and car park, producing £69,724 per annum, exclusive of VAT
- The site benefits detailed planning consent to create a brand-new development comprising a mix of 48 apartments & ground/lower-ground A4 commercial space
- Located 250 feet from Willesden Green Underground Station
- Proposed Residential NSA approx. 36,748 sq. ft. / 3,414 sq. m. and A4 commercial space of approx. 5,231 sq. ft. / 486 sq. m.
- Located within walking distance to all local amenities
- Prominent site measuring approx. 0.51 acres / 22,217 sq. ft. / 2,064 sq. m.
- Residential element consists of 33 Private Apartments & 15 Affordable-Housing Apartments

### Viewings strictly by appointment only

Please contact a member of our team to arrange an inspection



## LOCATION

110 Walm Lane is located just 250 feet from Willesden Green Underground Station and sits within the London Borough of Brent.

Willessden Green is an affluent area, comprising a mix of families and young professionals, where properties of all types continue to benefit from strong capital appreciation.

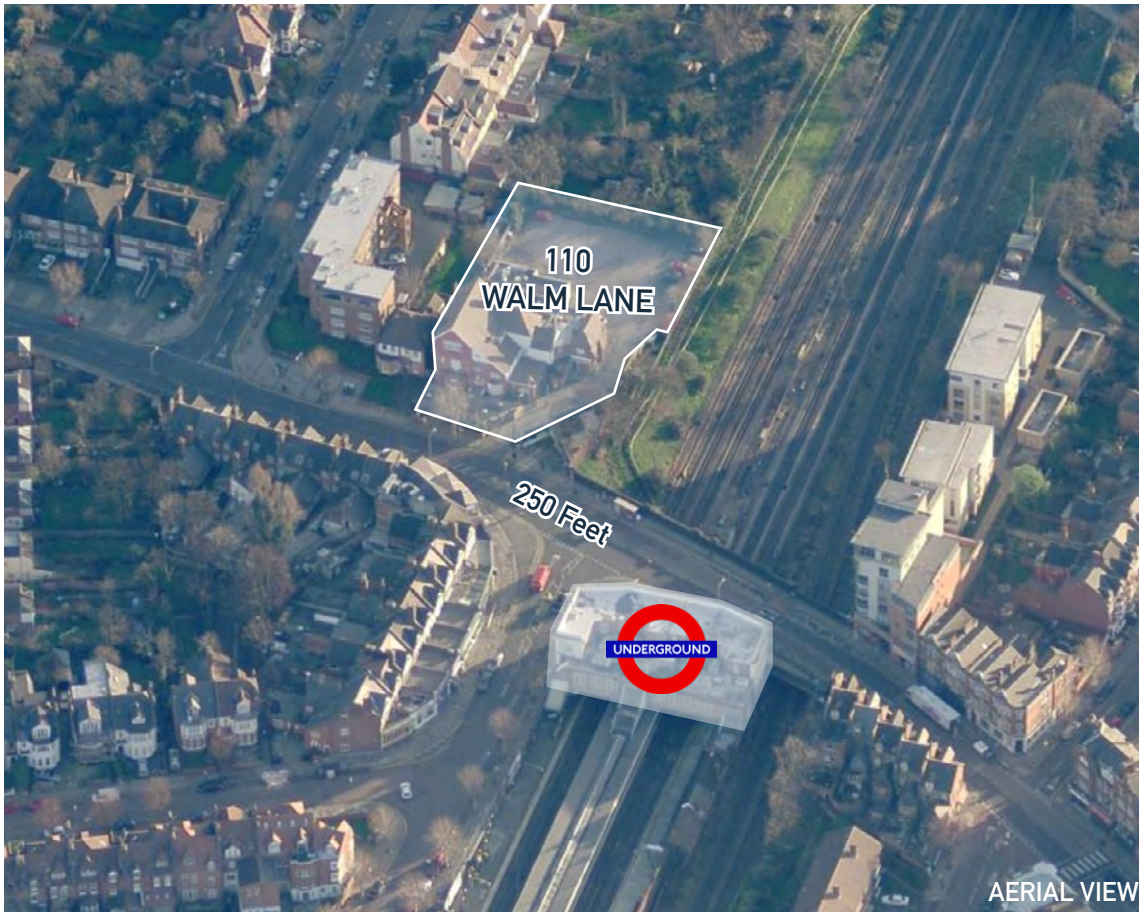
The site is within walking distance to both the High Street & Underground Station, in addition to an abundance of local restaurants, shops and supermarkets.

The area has experienced substantial growth over the past decade, underpinned by excellent schools and transport links as well as being a short journey time into Central London by both car and public transport.

## KEY DISTANCES

- Willessden Green Underground Station: 250 feet
- Located on a High Road
- Sainsburys Supermarket: 0.3 miles
- Willessden Library: 0.4 miles
- Queens Park School: 0.8 miles
- Willessden Sport Centre: 1 mile
- Brondesbury Park Station: 1 mile





## PROPOSED SCHEME

The subject site extends to approx. 0.51 acres and benefits from detailed planning consent to create a brand-new, mixed-use scheme, comprising a mix of 48 x 1, 2, 3 & 4 bedroom apartments, and ground/lower-ground-floor A4 commercial space.

The proposed scheme includes an internal lift, communal areas and private amenity space.

The site is located within the heart of Willesden Green, seconds from all local amenities and just 250 feet from Willesden Green Underground Station.

The proposed scheme includes the provision of 15 on-site affordable housing units (9 x LAR & 6 x LLR), in addition to a review mechanism, as detailed within the S106 Agreement.

## DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: 110walmlane (case sensitive)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Title Register
3. Title Plan
4. CIL Liability Notice
5. Signed Section 106 Agreement
6. Planning Appeal Document
7. Asbestos Survey
8. Related Documentation

Please note, the data room is being regularly updated.

## EXISTING & PROPOSED COMMERCIAL SPACE

The Existing Ground and Lower Ground A4 premises are currently occupied by The London Gastropub Company Limited.

The passing rent is £54,724 per annum plus VAT (reviewed annually by RPI) under a 5 year lease contracted outside the Security of tenure provisions of the 1954 L&T Act, that commenced in April 2018.

There is a rolling mutual option to determine this lease upon provision of 2 months notice in writing.

The parties have entered into a pre-emption agreement where the Landlord is obliged to offer the proposed A4 unit to the tenant on the following terms, if The London Gastro Pub Limited exercise their option:

- The Landlord will deliver the proposed commercial unit built to shell and core
- New 20 year Full Repairing and Insuring lease
- The Rent calculated at approx. £15 PSF (approx. £62,000 PA)
- An open market rent review at the expiry of 2nd anniversary of the term and then every five yearly thereafter to open market on upward only provisions

In the event of the tenant declining the option to lease the proposed unit, or not responding within 20-days of notice being served, the tenant will receive a contractual payment from the Landlord at the time amounting to £83,000.

\*Please note, the commercial element of the proposed scheme includes a 101 sq. m. ground-floor community & function room, which will be let to "Busy Rascals" at a peppercorn rent.

This leaves a total of 385 sq. m. / 4,144 sq. ft. which will either be let to the existing tenant or which can be offered to the market if the tenant declines their option.

In addition to the income from the public house, there is a further £15,000, exclusive of VAT being generated by way of a license of the car park, as well as a vacant apartment.

## PROPOSED ACCOMMODATION SCHEDULE

Please note, NIA excludes amenity space - all amenity space is private and includes a mix of balconies & terraces

Residential Front Block	Floor	Bed No.	Tenure	NIA (Sq. Ft.)	Amenity (Sq. Ft.)
1	Ground	Studio	Private-Sale	420	291
2	Ground	1	Private-Sale	592	116
3	First	2	Private-Sale	872	75
4	First	2	Private-Sale	797	70
5	First	2	Private-Sale	829	70
6	First	1	Private-Sale	624	54
7	First	2	Private-Sale	829	79
8	First	1	Private-Sale	549	65
9	First	2	Private-Sale	850	85
10	First	1	Private-Sale	549	69
11	First	1	Private-Sale	592	68
12	Second	2	Private-Sale	883	75
13	Second	2	Private-Sale	797	70
14	Second	2	Private-Sale	829	70
15	Second	1	Private-Sale	624	54
16	Second	2	Private-Sale	829	75
17	Second	2	Private-Sale	721	409
18	Second	2	Private-Sale	689	72
19	Second	1	Private-Sale	592	72
20	Third	2	Private-Sale	872	75
21	Third	2	Private-Sale	797	70
22	Third	2	Private-Sale	829	70
23	Third	1	Private-Sale	624	54
24	Third	2	Private-Sale	829	78
25	Third	2	Private-Sale	721	79
26	Third	2	Private-Sale	689	72
27	Third	1	Private-Sale	592	72
28	Fourth/Fifth	3	Private-Sale	1,066	269
29	Fourth/Fifth	3	Private-Sale	1,087	229
30	Fourth/Fifth	3	Private-Sale	1,055	339
31	Fourth/Fifth	3	Private-Sale	936	154
32	Fourth	2	Private-Sale	840	79
33	Fourth	2	Private-Sale	829	144
<b>Sub-Total</b>				<b>25,232</b>	<b>3,722</b>
Rear Block	Floor	Bed No.	Tenure	NIA (Sq. Ft.)	Amenity (Sq. Ft.)
1	Ground	3	LAR	893	764
2	Ground	1	LLR	538	592
3	Ground	3	LAR	872	581
4	Ground	3	LAR	926	535
5	First	3	LAR	904	102
6	First	1	LLR	538	70
7	First	2	LLR	678	70
8	Second	3	LAR	904	102
9	Second	1	LLR	538	70
10	Second	2	LLR	678	70
11	Third	3	LAR	904	102
12	Third	1	LAR	538	70
13	Third	2	LLR	678	70
14	Fourth	4	LAR	1,066	129
15	Fourth	3	LAR	861	129
<b>Total</b>				<b>36,748</b>	<b>7,180</b>
Commercial	Floor	Use Class	Status	Size Sq. M.	Size Sq. Ft.
1	Ground	A4	Pre-Let	311	3,348
2	Lower-Ground	A4	Pre-Let	175	1,884
<b>Total</b>				<b>486</b>	<b>5,232</b>

## PROPOSAL

Price on application

## VAT

It is our understanding that the property is elected for VAT

## OFFERS

To be sent via email to [team@glpg.co.uk](mailto:team@glpg.co.uk), detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

## DATA ROOM

[Click Here](#) to visit the property webpage - please click the data room link to the right-hand side and enter access code: 110walmlane (case sensitive)

## DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / [nick.swerner@glpg.co.uk](mailto:nick.swerner@glpg.co.uk).

## CONTACT

For further information or to arrange an inspection, please contact a member of our Investments Team on 020 3640 6420 or email [team@glpg.co.uk](mailto:team@glpg.co.uk).



Dean Leslie  
Director  
07446 918 939  
[Dean.leslie@glpg.co.uk](mailto:Dean.leslie@glpg.co.uk)



Adam Freedman  
Investment Associate  
07572 121 301  
[Adam.freedman@glpg.co.uk](mailto:Adam.freedman@glpg.co.uk)



Matt Glazer  
Director  
07879 774 584  
[Matt.glazer@glpg.co.uk](mailto:Matt.glazer@glpg.co.uk)



Emmanuel Rashti  
Investment Associate  
07738 571 372  
[Emmanuel.rashti@glpg.co.uk](mailto:Emmanuel.rashti@glpg.co.uk)

# GLPG

Sole Agent

**Legal Disclaimer:** GLPG on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made within emails, brochures, related documentation and other communication from GLPG Limited, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

GLPG is the trading name of GLPG Limited, a company registered in England, No: 09871398.





# The Queensbury

110