

Freehold For Sale Residential Asset Management Opportunity

On behalf of Lee Lockwood and Gareth Harris of RSM Restructuring Advisory LLP as Joint Administrators of Rengen Crown Ltd

- ☑ Extending to 5,630 sq ft (523 sq m)
- ☑ Site Area of 0.198 acres (0.08 Ha)

Offers invited for the freehold interest

**Crown House,
187-193 Kilburn High Road,
London, NW6 7HY**

Executive Overview

Occupying a prominent position on Kilburn High Road, Crown House presents an exciting opportunity to acquire a mixed use freehold building arranged across ground and three upper floors.

The property comprises four retail units at ground floor level, with frontage onto Kilburn High Road, which have been sold off on long leasehold interests. The upper floors are currently configured as a House of Multiple Occupancy (HMO), having formerly comprised hostel accommodation. Significant works were undertaken to refurbish the existing accommodation, however, the property does not have consent for as use as an HMO. Parties are advised to undertake their own planning investigations.

Kilburn is an established and well-connected location, benefiting from the area's extensive range of shops, restaurants and local amenities, together with excellent public transport connections into Central London and across North West London. There is demand for HMO accommodation within the borough. The residential accommodation is accessed at ground level from Kilburn High Road, and is configured to provide twenty HMO bedrooms with shared facilities.

The property provides an opportunity for a purchaser to acquire a sizeable property on Kilburn High Road with potential to establish a residential/HMO investment, subject to planning permission (STPP).

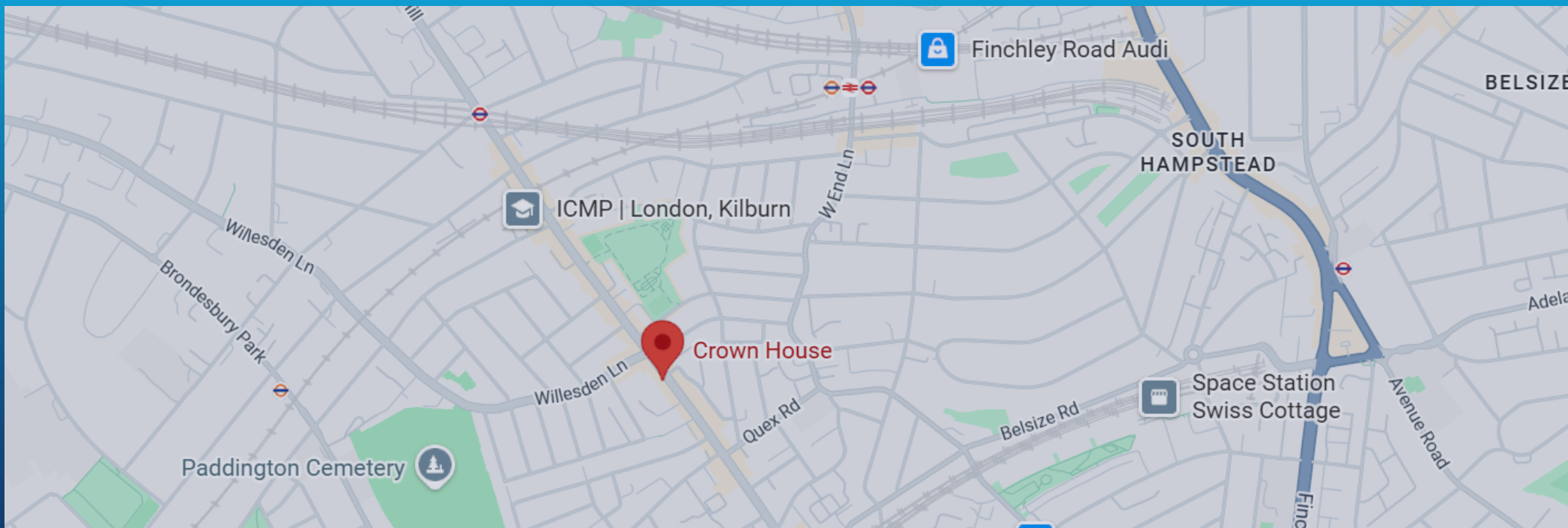


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Key Highlights

- Asset Management Opportunity: Potential for HMO/Student Property Investment (STPP)
- Prominently located on Kilburn High Road, the mixed use building comprises four retail units (sold off on long leases) with residential accommodation arranged across the first, second and third floors
- Internally the upper floors have been extensively refurbished to provide HMO accommodation
- 20 bedrooms with kitchenettes and communal WC/shower facilities
- Excellent access to a wide range of retail, leisure and amenities on Kilburn High Road
- Strong public transport connectivity
- Floor area of 5,630 sq ft (523 sq m)
- Ground rent income of £200 per annum
- Offers are invited for the freehold interest



Location

The Property is situated on the western side of Kilburn High Road (A5), a major thoroughfare on the boundary of the London Boroughs of Brent and Camden, in North West London.

Kilburn High Road provides a vibrant mixture of retail, restaurant and leisure amenities, along with established residential neighbourhoods on the surrounding streets. There are good transport connections from Kilburn High Road and Kilburn Park Underground stations and Brondesbury Overground station, together with regular bus services along Kilburn High Road. The area also benefits from its proximity to the wider amenities of West Hampstead, Queens Park and Hampstead.

-  Central London
approx. 5.2 miles
-  M25
approx. 15.3 miles
-  Kilburn Station
approx. .05 mile
-  West Hampstead Station
approx. .07 mile
-  London City Airport
approx. 24.4 miles

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Accommodation

Floor	Level	Type	Area Sq m	Area Sq ft
1.01	1	Studio	23.5	252.954
1.02	1	Studio	18.6	200.2104
1.03	1	Studio	19.1	205.5924
1.04	1	Studio	20.8	223.8912
1.05	1	Studio	22.4	241.1136
1.06	1	Studio	20.9	224.9676
Total			125.3	1348.729
2.01	2	Studio	22.5	242.19
2.02	2	Studio	17.9	192.6756
2.03	2	Studio	20	215.28
2.04	2	Studio	21.4	230.3496
2.05	2	Studio	21.1	227.1204
2.06	2	Studio	17.8	191.5992
2.07	2	Studio	18.4	198.0576
2.08	2	Studio	21.6	232.5024
Total			160.7	1729.775
3.01	3	Studio	21.7	233.5788
3.02	3	Studio	16.2	174.3768
3.03	3	Studio	19.4	208.8216
3.04	3	Studio	20.7	222.8148
3.05	3	Studio	21.5	231.426
3.06	3	Studio	18.2	195.9048
3.07	3	Studio	13.4	144.2376
Total			131.1	1411.1

Floor	Type	Area Sq m	Area Sq ft
Ground	Store	4.3	46.2852
Total		4.3	46.2852

Floor	Type	Area Sq m	Area Sq ft
1	Reception	13	139.932
1	Office	8	86.112
1	Dis Shower	4.6	49.5144
1	WC	2.1	22.6044
1	Store 1	3	32.292
1	Store 2	2.2	23.6808
1	Kit/Din	23	247.572
1	Lounge	9.3	100.1052
Total		65.2	701.8128

Floor	Type - External	Area Sq m	Area Sq ft
1	Roof Terrace	45	484.38
1	Refuse & Recycling	39	419.796
Total		84	904.176

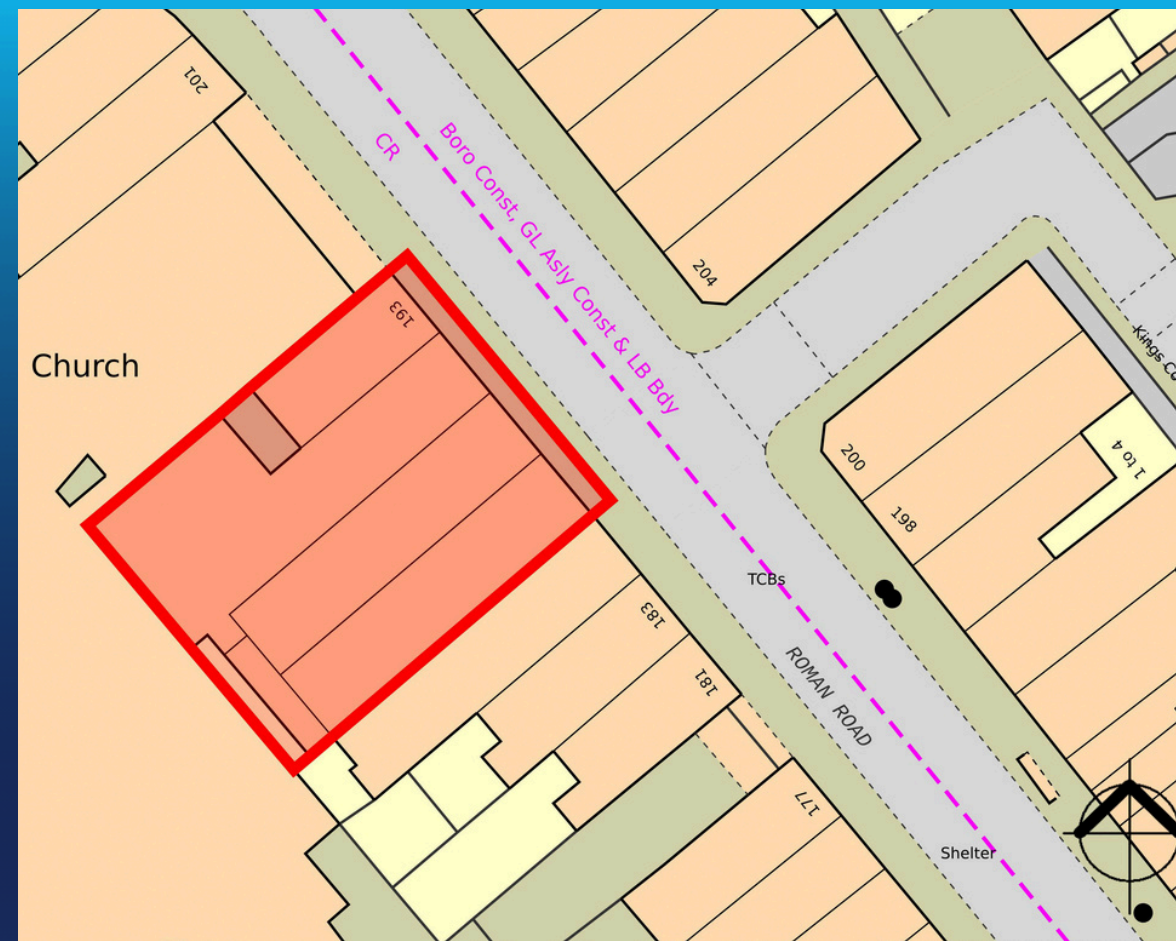
Floor	Type	Area Sq m	Area Sq ft
2	Shower & WC	4.6	49.5144
2	Kit/Din	3	32.292
Total		7.6	81.8064

Floor	Type	Area Sq m	Area Sq ft
3	Shower & WC	4.8	51.6672
3	Kit/Din	24	258.336
Total		28.8	310.0032

The Site

The property comprises a large mixed use building incorporating Nos.187-193 Kilburn High Road, and is arranged with four retail units at ground floor level and residential accommodation across the upper floors.

Please note that the floor areas are provided as a guide of the general internal accommodation only.







Tenure & Tenancies

Freehold.

The property is held subject to four 900 year leases for the respective retail units generating a combined ground rent income of £200 per annum.

Title documentation is provided within the data room. Interested parties should rely upon their own investigations.

Method of Sale

Offers are invited for the freehold interests. Unconditional offers are preferred; however, conditional proposals will be considered where appropriately structured and supported.

Offers should clearly outline:

- Purchase price
- Funding position and proof of funds
- Conditions (if any)
- Proposed timescale to exchange and completion
- Outline proposals for the site

EPC, VAT, Legal Costs & AML

EPC: Available upon request

VAT: VAT, if applicable, will be payable at the prevailing rate.

Legal Costs: Each party will bear their own legal costs.

AML: In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide satisfactory identification and confirmation of funding.

More Details

www.hilcoglobal.com/valuation-services-uk/sales/crown-house/

Viewings

All inspections are strictly by prior appointment with the sole selling agents.

Further Information & Data Room

A secure data room will be made available to genuinely interested parties. Interested parties should formally register their interest with the sole agents.

Disclaimer

Hilco Global Professional Services gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hilco Global Professional Services has any authority to make any representation or warranty whatsoever in relation to this property. Hilco Valuation Services is the trading name of Hilco Appraisal Limited incorporated in England and Wales with registered number 04703331. Its registered office is 99 Gresham Street, London EC2V 7NG. Subject to contract.

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