

First and Second Floor HMO - Under Offer



Convenience Store & HMO Investment For Sale

206 Regents Park Road, Finchley, London N3 3HP

First in Class Fully Income Producing Investment with a 15 Year Lease with Index Linked Reviews



INVESTMENT SUMMARY

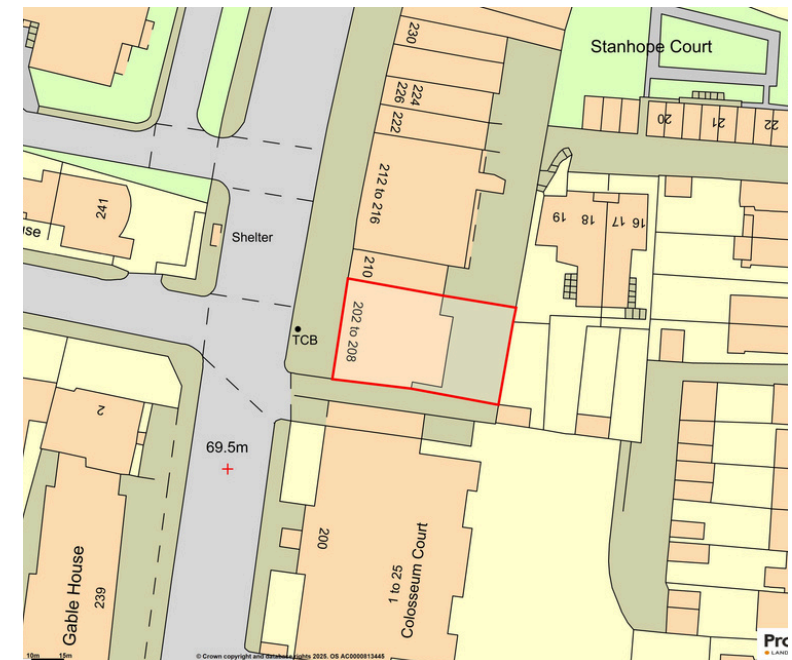
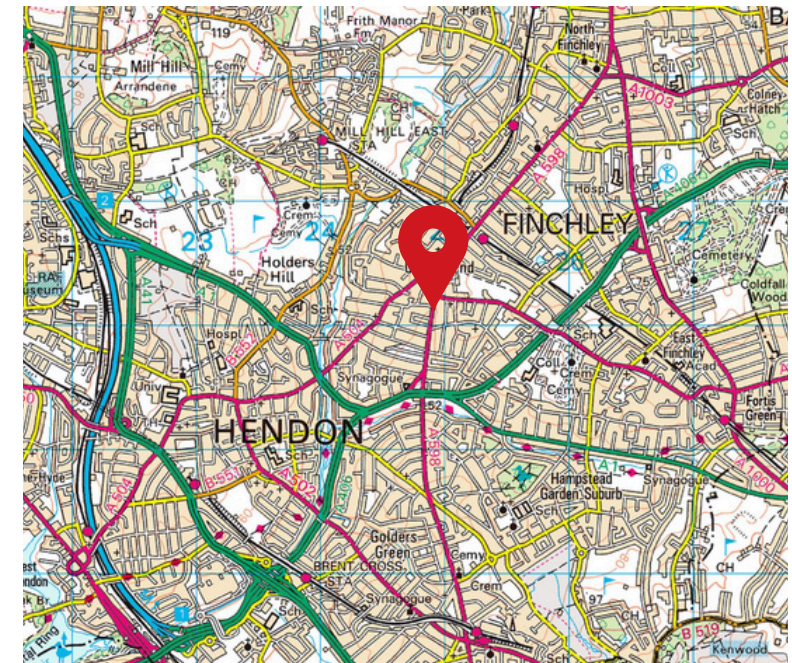
- Brand new convenience store & HMO investment in a prominent position in Finchley, 10 minutes' walk from Finchley Central underground station.
- Ground Floor let to the undoubted covenant of Tesco Stores Limited on a 15 year lease (no breaks) with 5 yearly upward only CPI reviews. 1% collar & 3% cap.
- Redeveloped to meet Tesco's exacting thermal, acoustic and quality standards including roofs benefiting from 10 year manufacturers warranties.
- 10 double, ensuite HMO rooms across two flats on the upper floors. All rooms feature Daikin ultra-efficient reversible air conditioning ensuring minimal operating costs whilst maximising tenant amenity and income potential. (Under offer)
- Immaculate 'Grade A' specification throughout.
- The residential parts have been designed and purpose built for HMO use to maximise tenant amenity and minimise maintenance and management. (Under offer)
- The HMOs have been awarded a virtually net zero "A2" and "A4" EPC rating and include 21 PV Roof Panels to maximise energy efficiency and minimise utility costs.
- Total Floor GIA of convenience store 3,772 sq. ft
- Total rent of £125,000 per annum from the Convenience Store Investment.
- The Guide Price Reflects a 5.22% NIY, assuming usual purchasers costs.

Location

Finchley is a popular suburban district in North London within the Borough of Barnet. The property, a Tesco Express, occupies a prominent position on Regents Park Road, a busy arterial route lined with a mix of retail, residential, and leisure uses.

The site benefits from excellent transport links. Regents Park Road connects directly to the A406 North Circular, providing access to the wider London road network including the M1 and A1. Finchley Central Underground Station is less than half a mile away, offering Northern Line services to Central London in around 20-25 minutes. Several bus routes also operate along Regents Park Road, connecting to Golders Green, Hendon, and Barnet.

Central London lies approximately 8 miles to the south, while Brent Cross Shopping Centre, one of North London's largest retail destinations, is just 2 miles away.



LOCATION MAP

DRONE VIDEO

BIRDS EYE VIEW

Site Description

The property has been converted from an E-class unit to provide a convenience store at ground floor level, with ancillary space and two HMO flats with a total of 10 lettable rooms above. Planning consent for the conversion was granted by Barnet Council under reference 24/1644/FUL on 16 October 2024. The works have been completed and Tesco opened the store on 21st August 2025.

Internally, the first floor provides ancillary space for the convenience store. In addition, there is residential accommodation comprising a four-bedroom HMO, each with ensuite facilities, and an open-plan kitchen and living room. Two terraces serve the flats at the rear of the property.

The second floor contains a six-bedroom HMO, also with ensuite facilities and an open-plan kitchen and living room.

Tenure

Freehold (MX471426)

Floor Areas

The property has been measured on gross internal basis providing the following areas:

Floor	Use	Sq. Ft	Sq. M
Ground Floor	Convenience Store	3,241	301.1
1 st Floor	Ancillary Space	531	49.36
1 st Floor	Residential	1,385	128.65
2 nd Floor	Residential	1,861	172.87
Total		7,018	651.98



Tenancy

The ground floor and part first floor of the property is let to the Tesco Stores Limited for a term of 15 years (no breaks).

The rent passing is £125,000 per annum exclusive. Rent is subjected to CPI linked upward only rent reviews at the fifth and tenth anniversaries of the lease with a collar and cap of 1-3% compounded annually.

The HMO rooms are let on individual AST's and generate an average rent per calendar month of £1,325 per unit. Overall rent role for the HMO's is therefore in the order of £160,000 per annum (gross). Due to building efficiencies we envisage a net rent position of £150,000 per annum.

Covenant

Tesco Stores limited has been given a '5A2' D&B Rating and is owned by its parent company Tesco Plc and we summarise their performance for the year ending February 2025.

Tenant	D&B Rating	Turnover	Tangible Net Worth
02 March 2024	5A2	£8,495,800,000	£1,480,600,000

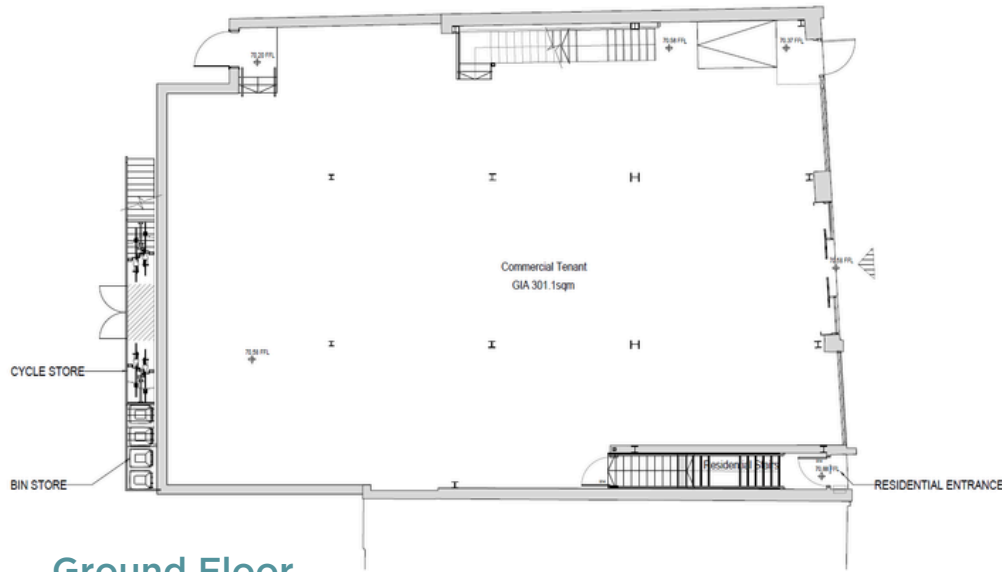
The tenant can therefore be considered of a strong undoubted covenant strength.

The HMO flats are leased to private individual tenants and run under management.





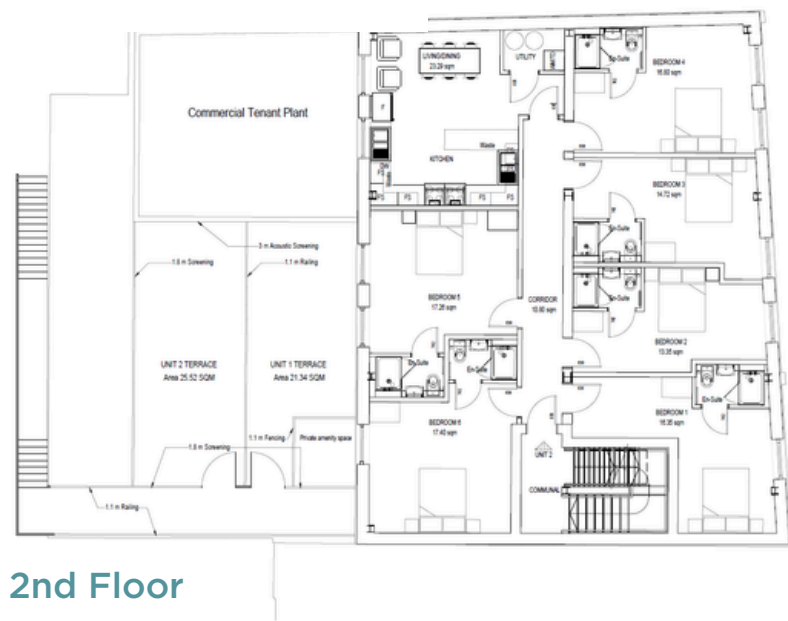
Floor Plans



Ground Floor



1st Floor



2nd Floor



EPC

Convenience Store rating - B27

HMO (Flat 1) rating - A4

HMO (Flat 2) rating - A2

The EPC's will be provided to interested parties upon request.

Guide Price

We are seeking offers in the order of £2,250,000 for the convenience store, which reflects a 5.22% NIY.

Separately, we are seeking offers in the order of £2,100,000 for the HMO, which is currently under offer.

VAT

The investment will be sold as a TOGC and will therefore be exempt from paying VAT.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

Viewing strictly via appointment with the following:



Adam Bullas
abullas@savills.com
023 8071 3957
07812 965 395

Harry Heffer
harry.heffer@savills.com
02072 993 097
07929 085 103

Important Notice
maps are reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. © Crown Copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by Savills marketing: 020 7499 8644 | January 2026