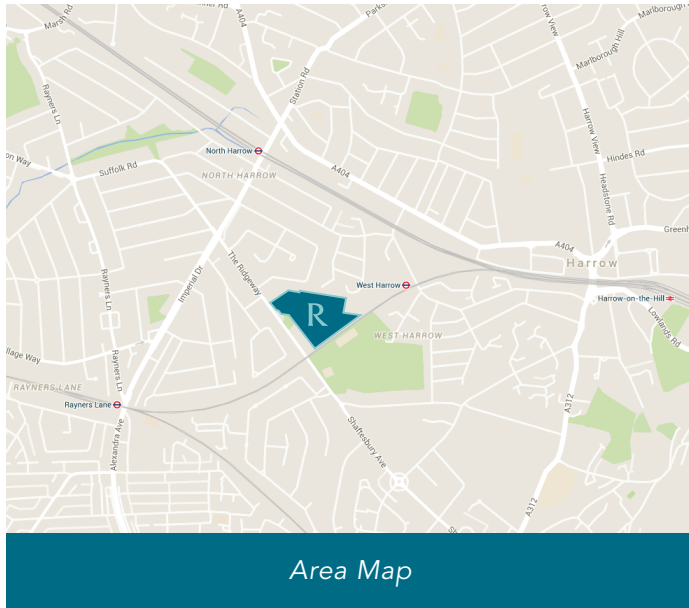


265 THE RIDGEWAY



FREEHOLD FOR SALE - HARROW | HA2 7DA

9,000 SQFT D1 PROPERTY WITH OVER 250 PARKING SPACES SET ON 3.75 ACRE SITE



LOCATION

265 The Ridgeway is situated in an affluent suburb of Harrow. It is 15 miles from Central London and midway between North Harrow, Rayners Lane and West Harrow Underground Stations, (Metropolitan and Piccadilly Lines). The A40 Western Avenue is 3 miles to the south; M1, 5 miles to the north; M25, 8 miles to the west.



DESCRIPTION

The property comprises a religious meeting hall falling within Class D1 of the Use Classes Order. The building is of brick construction with a steel frame beneath a pitched and tiled roof. It has the benefit of heating/cooling, suspended ceilings with inset lights, toilet facilities and onsite parking for over 250 vehicles. From measurements taken from a computer based mapping program the site area is estimated to be 3.75 acres. Prospective purchasers are advised to satisfy themselves in this respect. (EPC F rating).



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DEVELOPMENT POTENTIAL

(subject to planning)

We understand that potential purchasers may wish to consider redeveloping the site for alternative uses. The land is subject to a covenant permitting only D1 use. This is contained within the 1997 Transfer between The Mayor and Burgesses of the London Borough of Harrow and the Trustees of the Harrow Meeting Room Trust (the current owners).

The wording is as follows:-

Not to carry out upon the Land any development as defined by Section 55 of the Town and Country Planning Act 1990 (or any statutory re-enactment or amendment thereof) other than that permitted by the planning permission or any other use within class D1 of the Town and Country Planning Use Classes order 1987.

We understand that intensification of the existing D1 use on the site (subject to obtaining planning consent) may be possible. Other uses will require modification/removal of the covenant. Prospective purchasers are advised to satisfy themselves in this regard. Copies of the Transfer referred to above are available on request.

TENURE

The freehold interest in the property is available with vacant possession on completion.

GUIDE PRICE

£8.0 million (subject to contract) for this rarely available property.

VAT

We understand that the property is not elected for VAT.

VIEWINGS

Strictly by appointment through sole agents.



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THE RIDGEWAY


david charles
property consultants

29 High Street | Pinner | HA5 5PJ • 020 8866 0001 • Peter Amstell - 020 8429 9007 • peter@davidcharles.co.uk • www.davidcharles.co.uk

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.