david charles
property consultants

FOR SALE

Cooks Garage, Forge Lane

Northwood, HA6 1BA

Income Producing Development Site with Planning Permission

3,843 sq ft
(357.03 sq m)

- Current use class B8
- Northwood Underground Station (1.3 miles)
- Can be sold with vacant possession
- Income producing £30,000 per annum exclusive
- Planning application reference: 62125/APP/2018/3118

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Summary

Available Size	3,843 sq ft
Price	£800,000
Rates Payable	£5,364.25 per annum
Rateable Value	£10,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The site comprises a yard of approximately 3,843 sqft with a number of double and single garages formerly known as Cook Garages which are currently income producing £30,000 per annum. Access to the site is off of Hallowell Road onto Forge Lane which is a shared service road that leads into the site.

Location

The site is situated 0.6 miles from Northwood Station, 1.3 miles from Moor Park Station, and 1.5 miles from Northwood Hills Station, all accessible via the Metropolitan Line providing convenient access to Central London. Nearby motorways include the M25 and M40 and premises is nearby to numerous parks, shops, and schools.

Accommodation

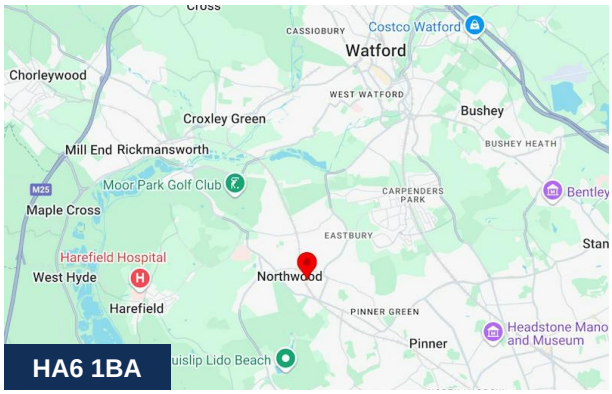
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor	3,843	357.03	Available
Total	**3,843**	**357.03**	

Planning

The site was granted consent for a Single Story front extension, creation of a first floor level and change of use from storage/distribution (Use Class B8) to a daycare facility (Use Class D1) on 11 June 2019.

The approved planning application, reference 62125/APAP/2018/3118, proposes a ground and first floor children's nursery of approximately 2,000 sqft. The ground floor comprises of an entrance/hallway leading into a reception area, open plan day-care room, managers office and children's toilet. The first floor comprises of a kitchen, male and female toilets, open plan learning area, baby area and children's changing room. Externally, at first floor there is a roof terrace At ground floor the scheme has a playground and three marked parking spaces.



Viewing & Further Information

George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

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