



GILMARTIN LEY

Freehold D1 Educational Property Investment For Sale - West London

Low passing rent of £137,000 pa with a review in 2017

Sybil Elgar School
Havelock Road,

SOUTHALL, UB2 4NY



Area

Site Area: 5,573 sq.m. (59,983 sq.ft.)

Price

Offers in excess of £2,950,000
subject to contract



Property Description

The property comprises a complex of mainly single storey buildings with lateral wings to the north and south, a link section between the two and a separate south wing projecting towards the entrance. The buildings were originally constructed as The Havelock Centre in the late 1970s and have been in use as a Special Educational Needs School since about 1985. There are playground areas arranged to the north, east and west of the main School buildings and the entire grounds are securely fenced on all boundaries.

The subject property has an extensive frontage to Swift Road and a secondary access via Havelock Road. The school children enter the property via the Swift Road entrance while staff and visitors use the Havelock Road entrance.

Access to the Havelock Road entrance is via a car park over which there are permanent rights of way, and rights to park not more than six vehicles. There are also parking facilities within the property and scope to create further parking spaces.

The property is let to The National Autistic Society on a lease dated 4th November 2013 expiring on 3rd November 2025 at a passing rent of £137,000 per annum. The lease provides for a conditional tenant-only option to determine on 4th November 2016 and every third anniversary thereafter, operable by not less than 12 months' notice. There are upwards-only rent reviews to best market rental value on 4th November 2017 and 4th November 2021.

The National Autistic Society is the leading UK charity for people with autism. The NAS was first registered as a Charity in 1962 and was incorporated in 1975 as a company limited by guarantee. It employs 3,610 people. According to their latest filed accounts (March 2014) the NAS made a pre-tax profit of £4,242,000, have working capital of £14,516,000, and net assets of £30,644,000.

- > Offers requested by 3pm 12th June 2015
- > Rent passing £137,000
- > Rent review in 2017 - we consider the current rental value to be at least £180,000 - £200,000
- > 12 year lease from November 2013
- > Excellent covenant strength - Tenant: The National Autistic Society
- > Development potential for residential use
- > Excellent transport communications including Heathrow 5km to the south-west and a new Crossrail station by 2019

<https://www.gilmartinley.co.uk/properties/for-sale/investment/middlesex/southall/ub2/23444>

Our ref: 23444

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	5,572.69	59,983	1.38 acres
Gross Internal Area	1,680.94	18,093	
Net Internal Area	1,225.75	13,193	

Property Location

The property is located in Southall, West London.

It is situated on the south side of Swift Road and to the north side of Havelock Road in Southall just east of its intersection with Merrick Road (A3005). To the west of the property is Havelock Primary School and Nursery and to the east is a four storey residential development.

The area provides an abundance of leisure, shopping & entertainment facilities.

The location has excellent and improving travel and communication links:

- Southall Rail Station is 650m to the north, providing frequent direct services to London Paddington Station with a travel time of 18 minutes and to Heathrow Airport (Terminals 1-3) with a travel time of 16 minutes. The station will be substantially upgraded with a new Crossrail station opening there by 2019. This will reduce journey times to Paddington to 13 minutes, Heathrow to 8 minutes and provide services to Bond Street with a journey time of 17 minutes.

- M4 (Junction 3) is approximately 2.5 km south west of the property with the M25 (Junction 15) being a further 5.5 km west.

- Heathrow Airport is 5km to the south-west.

2017 Rateable Value £135000.00

Estimated Rates Payable £66555 per annum

Service Charge p.a. N/A

Terms Freehold for sale subject to the lease to The National Autistic Society

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Ealing

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/23444>
Right of Way Briefing Note
Energy Performance Certificate
Legal pack item 5 - Registered Title AGL296798
Legal pack item 4 - Transfer of Registered Title NGL229759
Legal Pack item 3 - Agreement between Council of London Borough of Ealing and Ealing Tertiary College
Legal pack item 2 - Registered Title Plan AGL58681
Legal pack item 1 - Registered Title AGL58681
Legal pack index
Legal pack item 11 - Electrical Installation Condition Report
Legal pack item 9 - Replies to CPSE2

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Legal pack item 8 - Replies to CPSE1
Legal pack item 7 - Lease between Ealing Hammersmith and West London College and NAS
Legal pack item 6 - Registered Title Plan AGL296798
Legal pack item 12 - Record of Rents
April 1995 lease to NAS
Layout Plan

Last Updated:

12 Feb 2019

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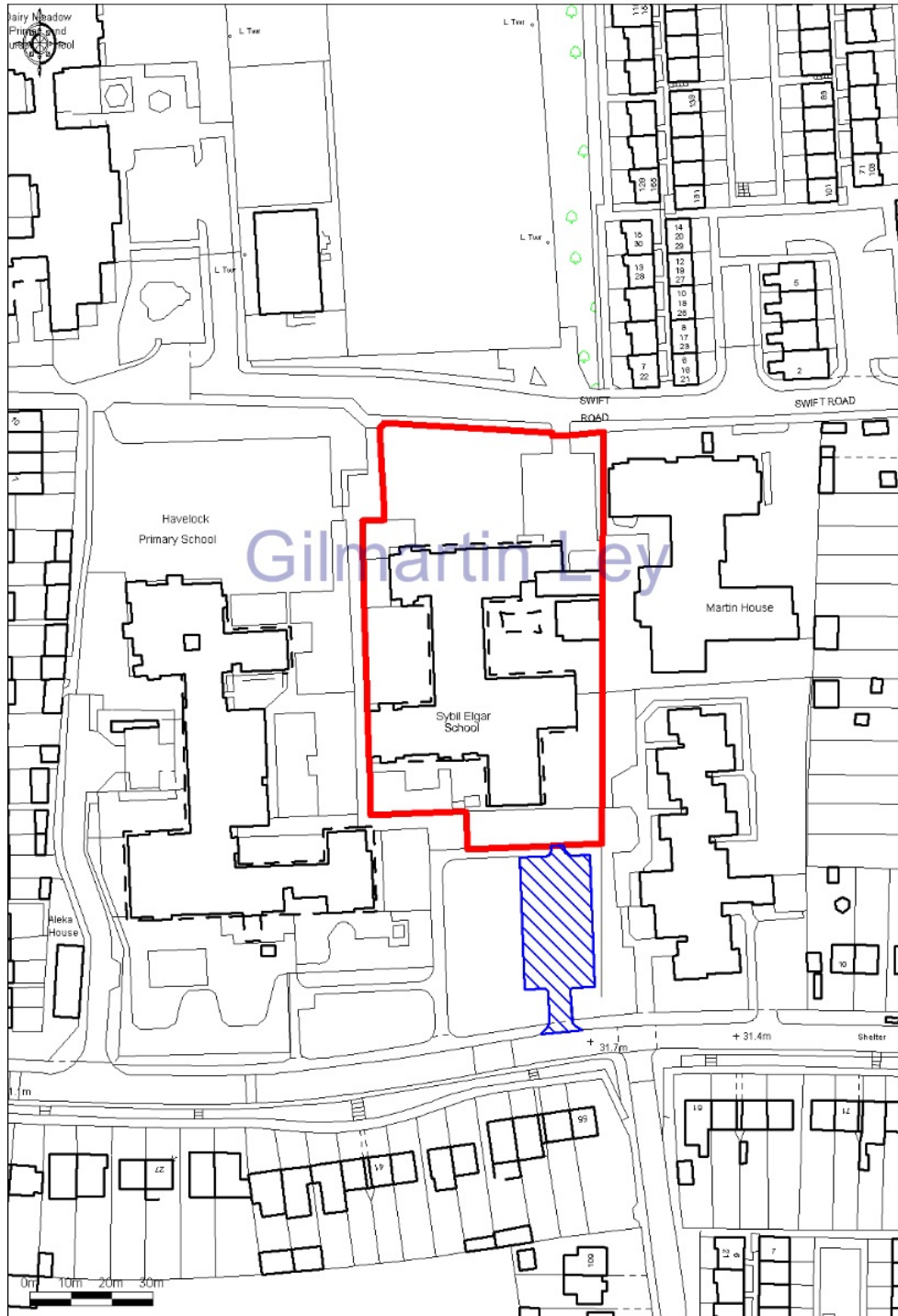


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Blue hatched area defines rights of way and the supplementary parking area.

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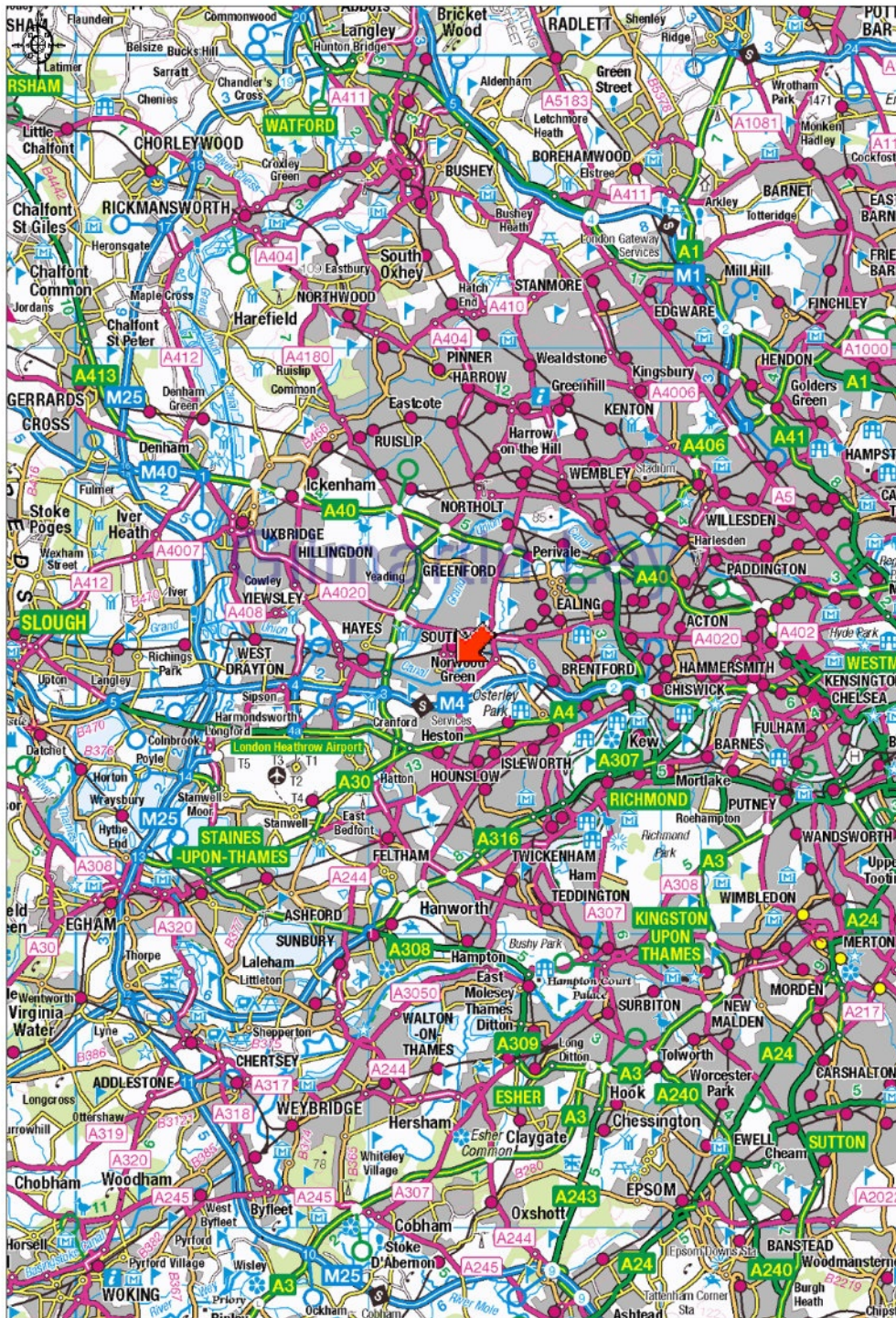


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