



Freehold D1 Nursery For Sale - Uxbridge UB8 2TJ

Of interest to owner occupiers, investors and developers

GILMARTIN LEY

**Tara Kindergarten, 17 Lawn Road
Christian Science Society
Church Buildings,**

UXBRIDGE, UB8 2TJ



Area

Gross Internal Area: 149 sq.m. (1,598 sq.ft.)

Price

Guide price £650,000 subject to contract

Property Description

This single storey former Church building is currently operating as D1 nursery school.

The property is configured to provide: three main rooms, an administrative office, staff breakout room, kitchen, WC facilities. Externally, the property benefits from a playground area and parking for three vehicles.

Apart from the development potential that could be realised by exploring possible reconfiguration of the existing space and alternative uses, there may be potential for complete redevelopment of the site, subject to the necessary planning consents.

Staff are currently unaware so viewings are strictly by appointment only.

- > Freehold D1 Nursery School
- > Site Area: 351.97 sq.m (3,788 sq.ft)
- > Gross internal area: 149 sq.m (1,598 sq.ft)
- > On site parking for 3 vehicles
- > Uxbridge Town Centre 200 metres
- > Excellent transport links
- > Uxbridge Station (Metropolitan Line) 0.37 km (0.23 miles)
- > Suitable for alternative uses STPP



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Room 1	22.93	246	
Room 2	62.60	673	
Room 3	40.84	439	
Office	6.04	65	
Staff breakout room	5.78	62	
Kitchen	6.18	66	

Property Location

The subject property is located on the east side of Lawn Road at the junction with Cross Road, circa 200 metres west of Uxbridge town centre.

Uxbridge is a bustling commuter town benefitting from The Pavillions Shopping Centre, which is home to an array of multi-national retailers, a cinema, an assortment of restaurants and a 497 space car park, which can be conveniently accessed via a pedestrian bridge over Oxford Road, from the property.

The area is well served for transport communications with Uxbridge London Underground Station (Metropolitan Line), approximately 0.37 kilometres (0.23 miles) to the east of the property; providing frequent services to London Kings Cross and St. Pancras International Station (journey time 46 minutes). There is also easy access to main road communications including Junction 16 of the M25 Motorway only 3.54 km (2.22 miles) and Junction 1 of the M40 only 1.66 km (1.0 miles) distant. There are numerous bus services which run close to the property.

2017 Rateable Value £20500.00

Estimated Rates Payable £9840 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession on completion

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

Local Authority: The London Borough of Hillingdon

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

Further information at: <http://www.gilmartinley.co.uk/properties/27308>
Planning Search
Local Land Charges Search
Environmental and flood risk report
Drainage and Water Search
Chancel Search
Local Search 2
Fire Risk Assessment
Asbestos Report
Energy Performance Certificate
Gas Safety Report
Offer Requirements
OS Site Plan
Floor Plan

<https://www.gilmartinley.co.uk/properties/for-sale/d1/uxbridge/uxbridge/ub8/27308>

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Last Updated:

18 Dec 2019

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

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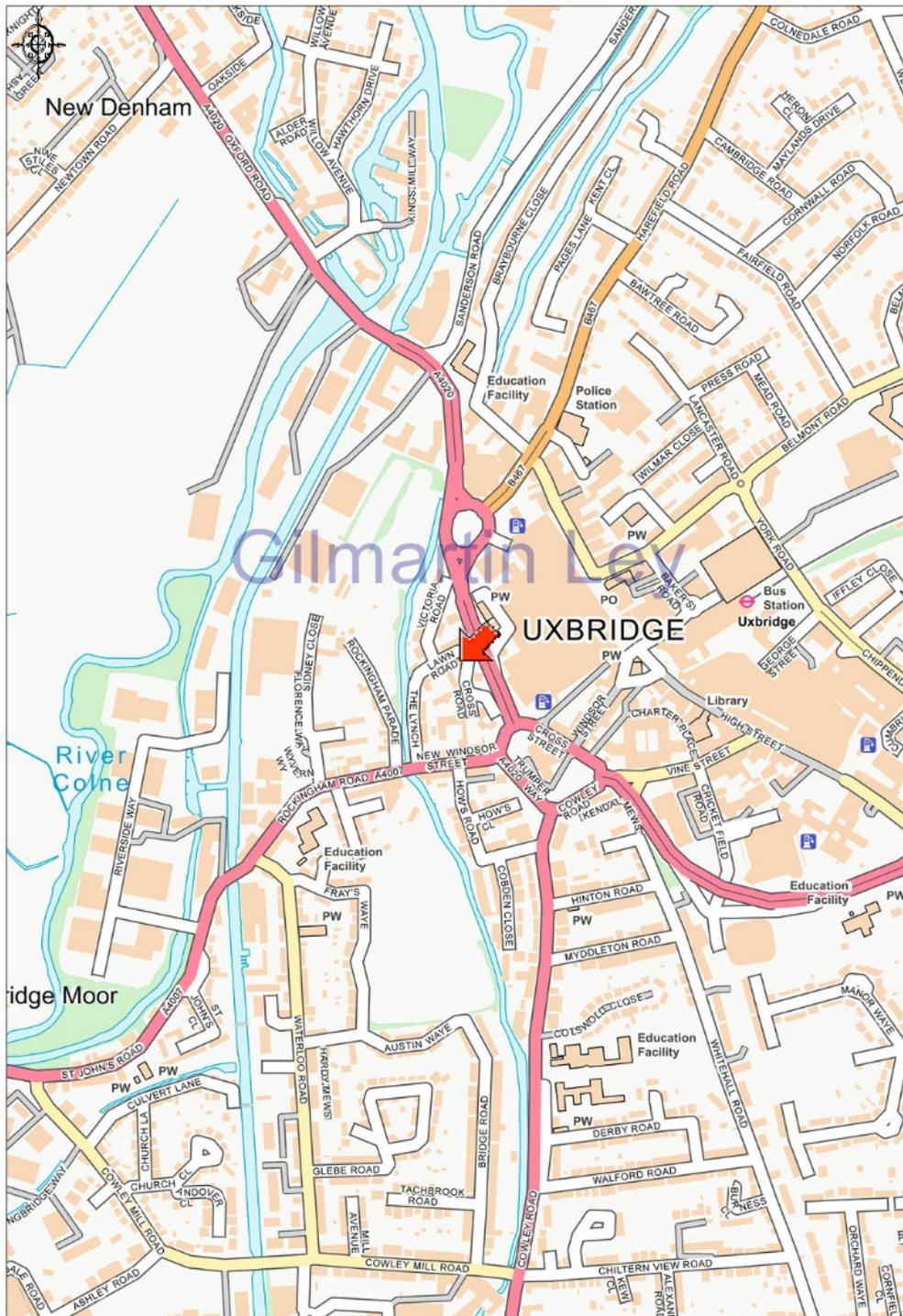


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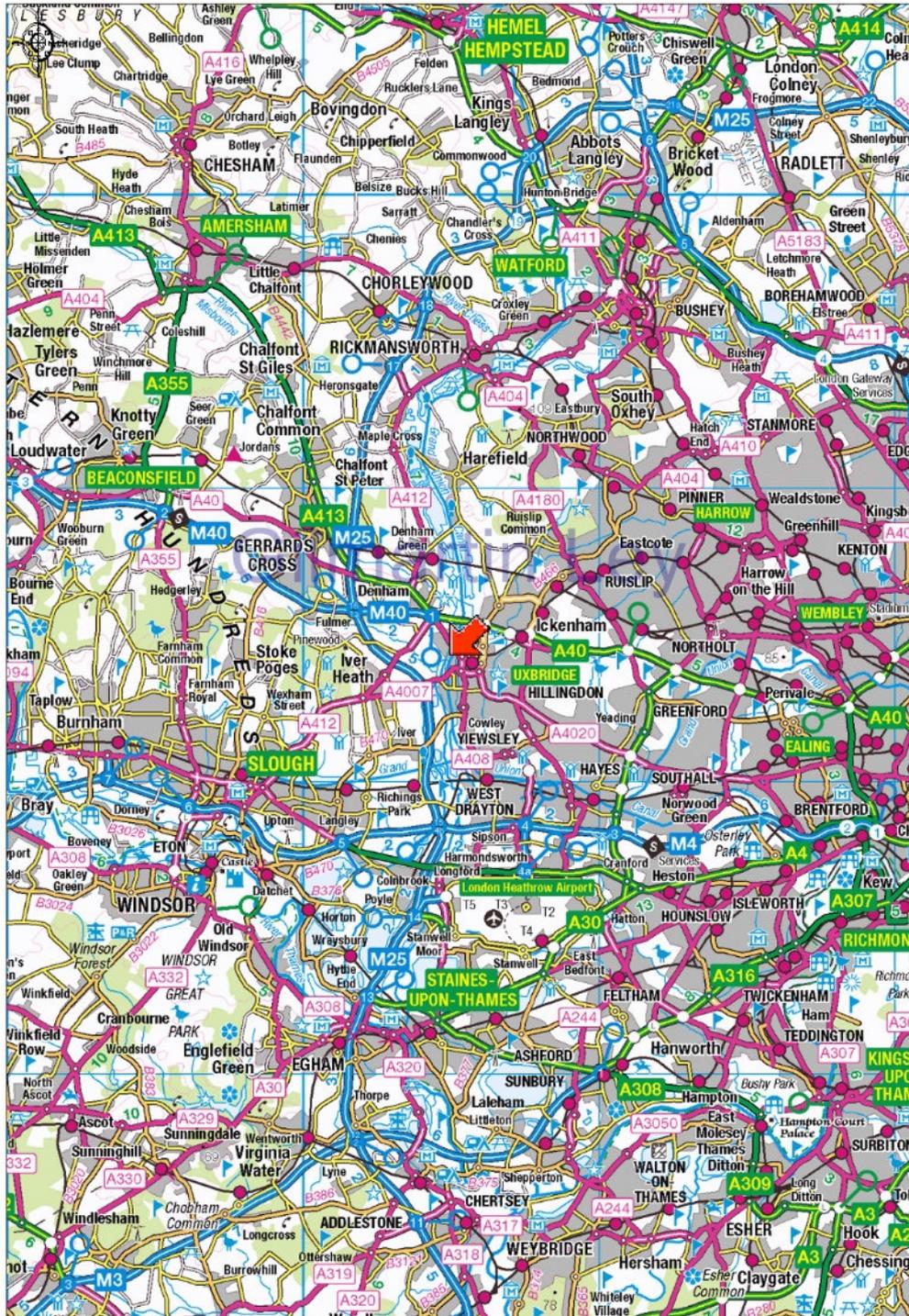


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