



GILMARTIN LEY

# Freehold D1 Nursery For Sale - Uxbridge UB8

Of interest to owner occupiers, investors and developers

**Tara Kindergarten  
Land and Buildings on the  
East side of Cross Road,**

**UXBRIDGE, UB8 2UQ**



## Area

Gross Internal Area: 114 sq.m. (1,227 sq.ft.)

## Price

Guide price £500,000 subject to contract

## Property Description

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

The property is configured to provide: two main rooms, an administrative office, staff breakout room, kitchenette and WC facilities. Externally, the property benefits from a playground and parking for circa six 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.

N.B. We are also marketing the Christian Science Society Church Buildings, which are situated 30 metres from the subject property. The two properties currently operate together as a single D1 nursery school, with each property serving a different age group. Our client will consider proposals for each property in isolation, with vacant possession and offers for the properties with the benefit of the on-going business. Staff are currently unaware so viewings are strictly by appointment only.



- > Freehold D1 Nursery School
- > Site Area: 363.28 sq.m (3,910 sq.ft)
- > Gross internal area: 114.02 sq.m (1,227 sq.ft)
- > On site parking for 6 vehicles
- > Uxbridge Town Centre 200 metres
- > 200 metres from Uxbridge Town Centre
- > 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	56.24	605	
Room 2	31.40	337	
Office	5.26	56	
Staff breakout room	4.57	49	
Kitchenette	3.08	33	

## Property Location

The subject property is located on the east side of Cross Road just south of 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** £15750.00

**Estimated Rates Payable** £7560 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/27309>

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**Last Updated:** 29 Aug 2019

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

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*Our ref:* 27309

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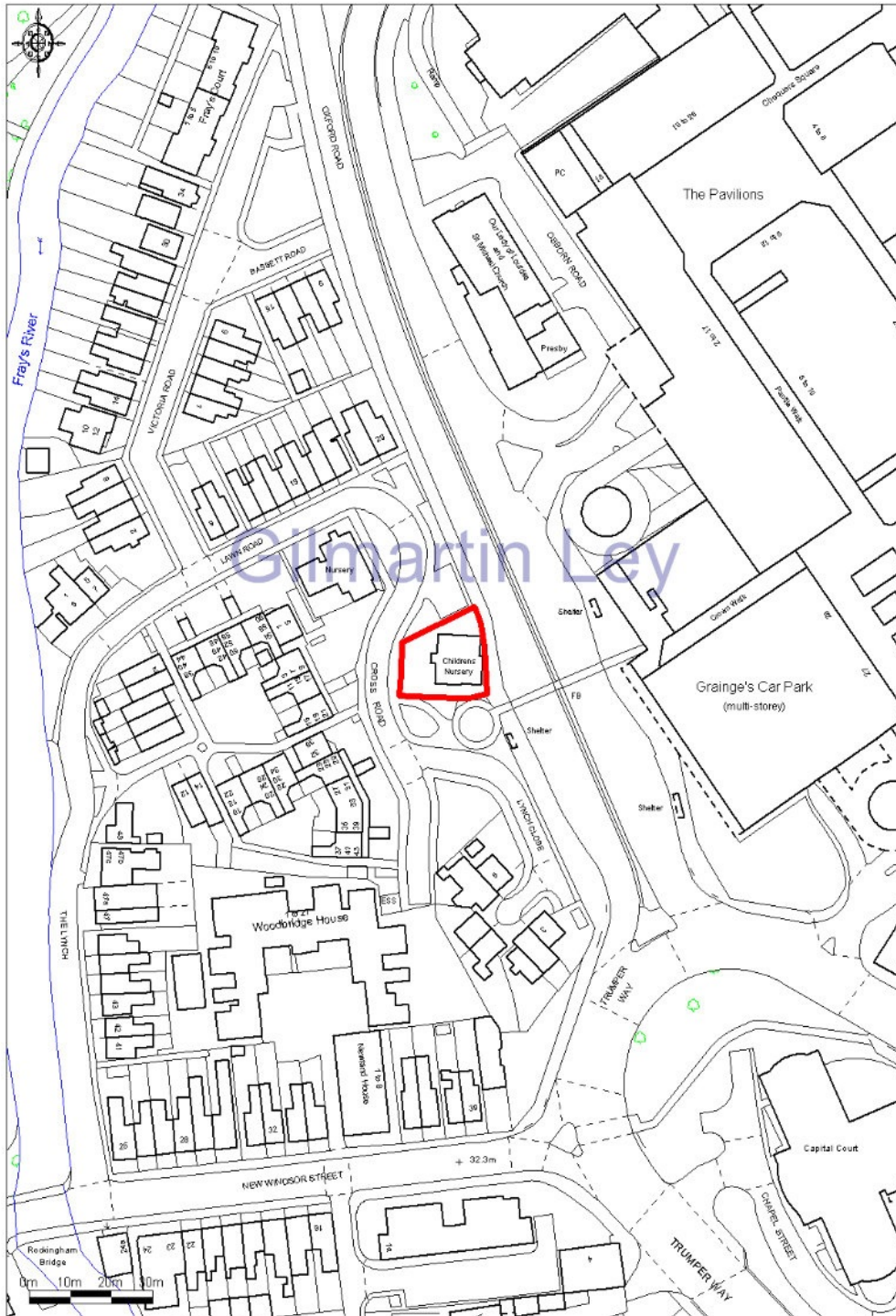


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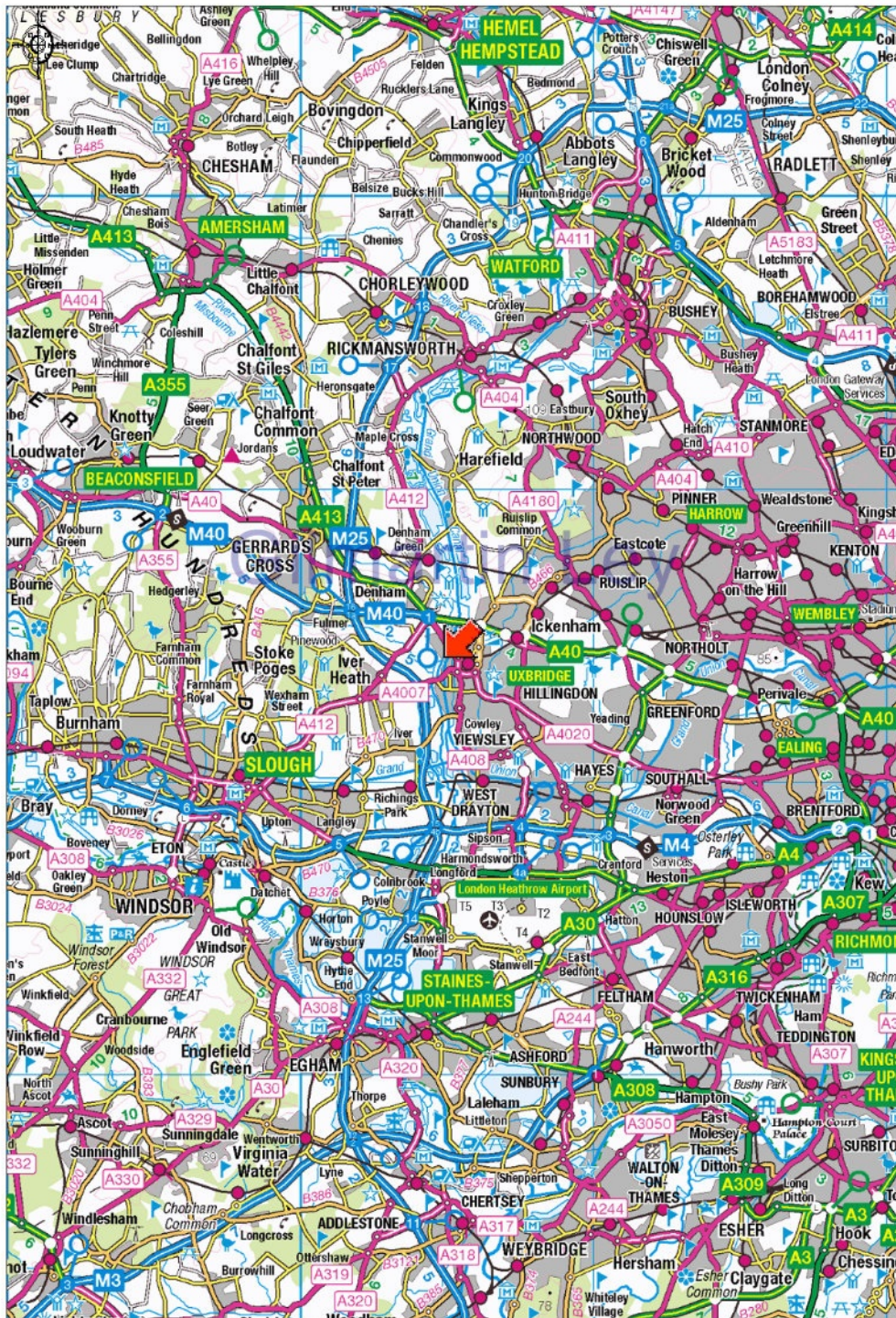


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