



GILMARTIN LEY

Freehold D1 Nursery For Sale - Uxbridge UB8 2TJ

Of interest to owner occupiers, investors and developers

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

N.B. We are also marketing the Land and Buildings on the East side of Cross Road, which is 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: 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

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>
OS Site Plan

Last Updated: 18 Feb 2019

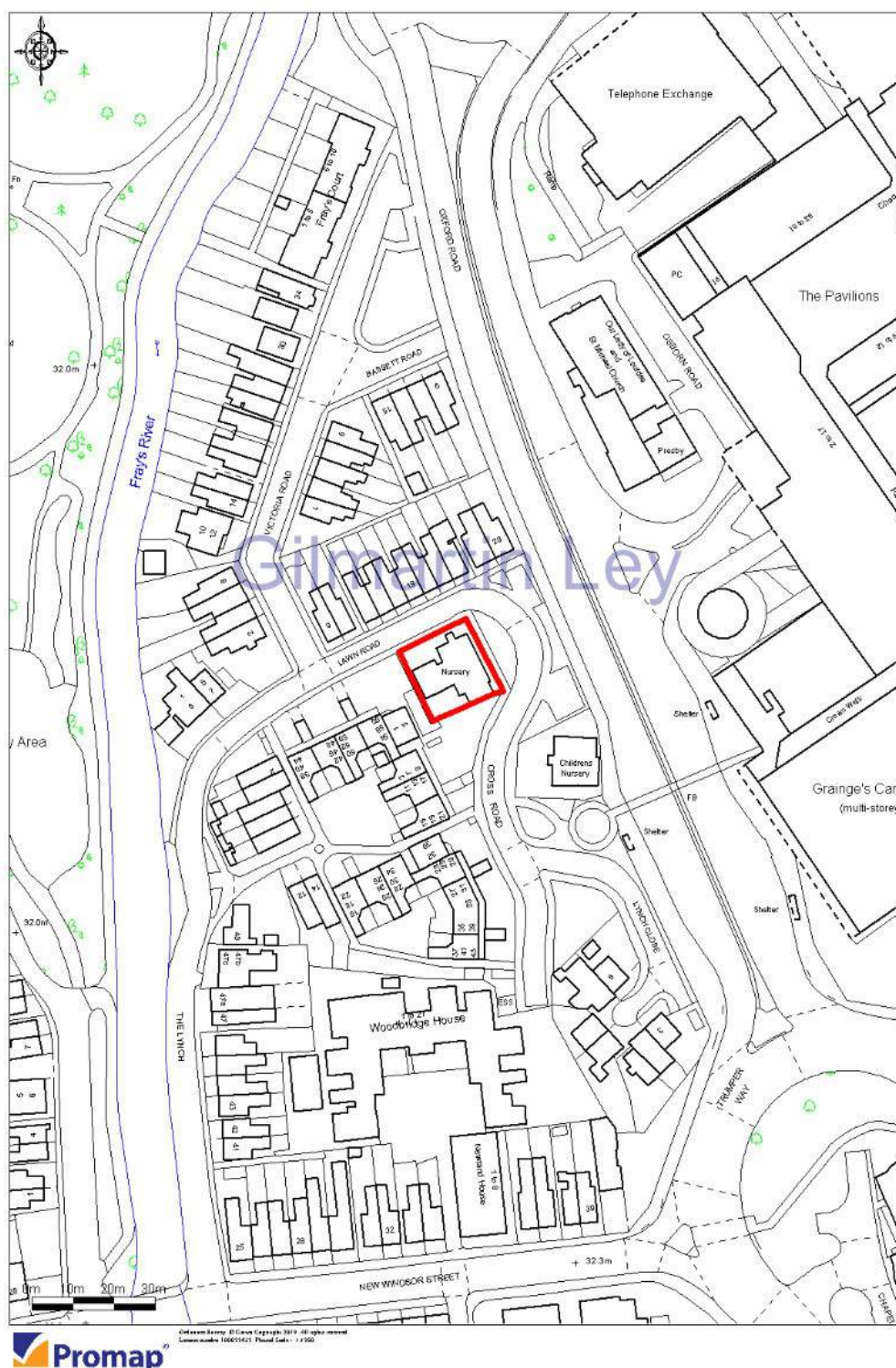
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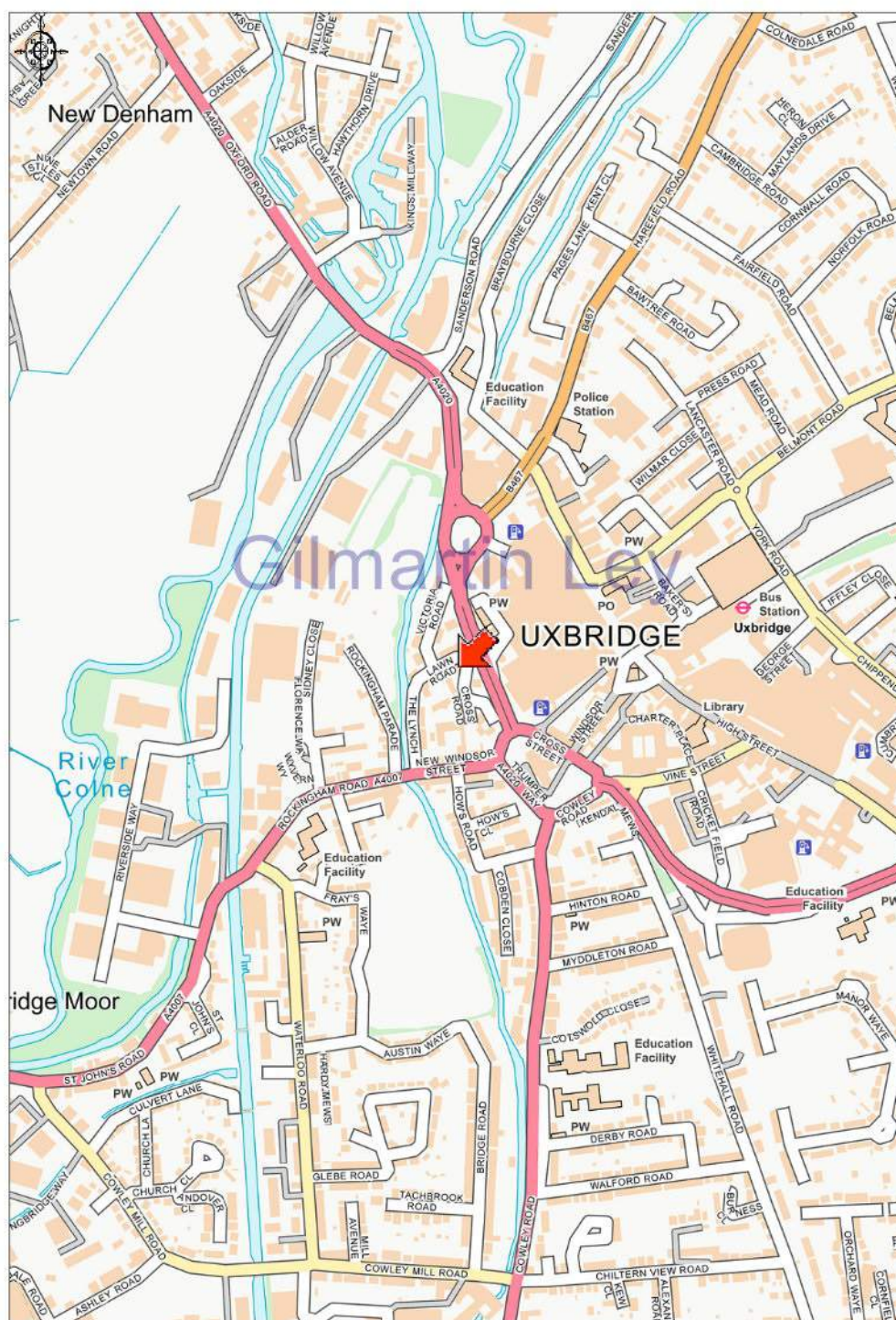
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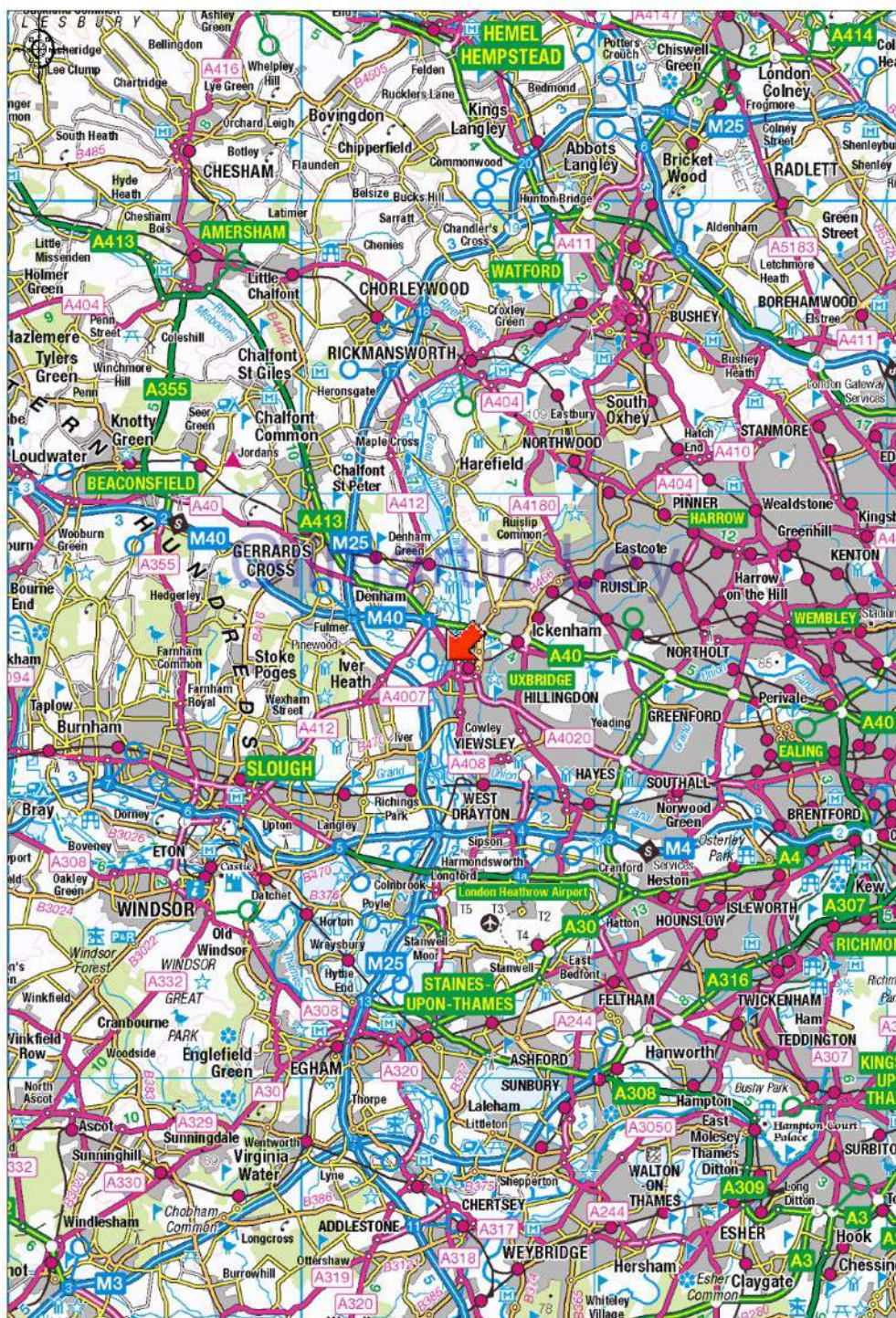


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<https://www.gilmartinley.co.uk/properties/for-sale/d1/uxbridge/uxbridge/ub8/27308>

Our ref: 27308

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

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