

265 THE RIDGEWAY

HARROW | HA2 7DA
FREEHOLD
FOR SALE



**9,000 SQFT BUILDING WITH OVER 250
PARKING SPACES ON A 3.43 ACRE SITE**

PERMITTED USE CLASS F1/D1 ONLY

To include Place of Worship, School/
Non-Residential Education or Training Centre



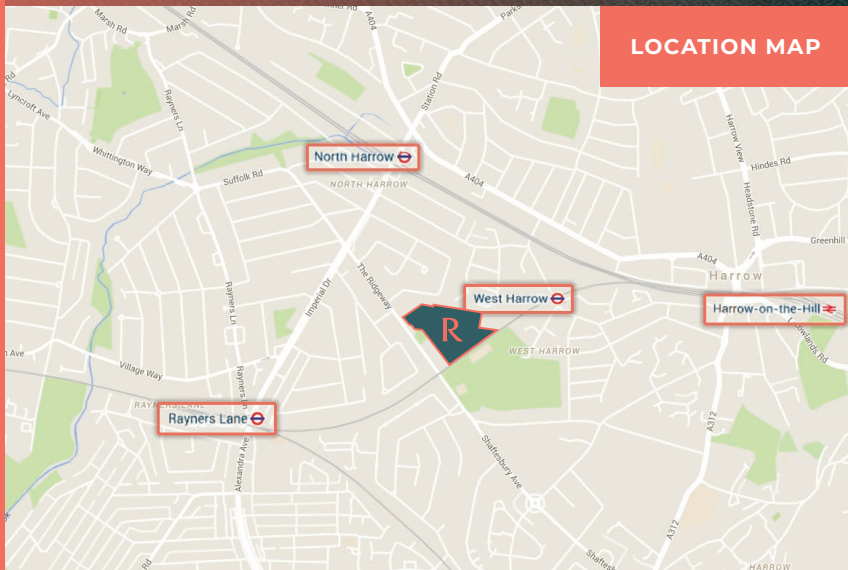
LOCATION

265 The Ridgeway is situated in an affluent suburb of Harrow. It is 15 miles from Central London and midway between North Harrow, Rayners Lane and West Harrow Underground Stations, (Metropolitan and Piccadilly Lines). The A40 Western Avenue is 3 miles to the south; M1, 5 miles to the north; M25, 8 miles to the west.

DESCRIPTION

The property comprises a religious meeting hall falling within Class F1 (formerly D1) of the Use Classes Order. The building is of brick construction with a steel frame beneath a pitched and tiled roof. It has the benefit of heating/cooling, suspended ceilings with inset lights, toilet facilities. Internally the property offers approx. 9,000 sq.ft. internal area and is capable of seating a congregation in the region of 1,000 people.

Externally there is parking for over 250 vehicles. From measurements taken from a computer-based mapping program the site area is estimated to be 3.43 acres. Prospective purchasers are advised to satisfy themselves in this respect.



SITE PLAN



RESTRICTIVE COVENANT

The land is subject to a covenant permitting only D1 use under the 1987 Use Classes Order. This is contained within the 1997 Transfer between The Mayor and Burgesses of the London Borough of Harrow and the Trustees of the Harrow Meeting Room Trust (the current owners). The wording is as follows:-

Not to carry out upon the Land any development as defined by Section 55 of the Town and Country Planning Act 1990 (or any statutory re-enactment or amendment thereof) other than that permitted by the planning permission or any other use within class D1 of the Town and Country Planning Use Classes order 1987.

We understand that intensification of the existing D1 use on the site (subject to obtaining planning consent) may be possible. Other uses will require modification/removal of the covenant. Prospective purchasers are advised to satisfy themselves in this regard. Copies of the Transfer referred to above are available on request.



265 THE RIDGEWAY

VIEWINGS

Strictly appointment
via Joint Sole Agents

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TENURE

Freehold interest is available
with vacant possession

VAT

We understand that the
property is not elected for VAT

GUIDE PRICE

Upon
Application

DISCLAIMER - DCPC Commercial Agency Ltd & Alex Martin Commercial for themselves and for vendors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of DCPC Commercial Agency & Alex Martin Commercial Limited has any authority to make any representations about the property; (iv) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. All prices are quoted exclusive of any VAT which may be payable.