



265 The Ridgeway

North Harrow, Harrow, HA2 7DA

**9,000 sqft building with
over 250 parking spaces on
a 3.43 acre site.**

Freehold For Sale

9,000 sq ft
(836.13 sq m)

- Permitted use class F1/D1 only
- Site Area 2.43 acres
- Place of Worship
- Suitable for education or training centre

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Summary

Available Size	9,000 sq ft
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon Enquiry

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 3.75 acres. Prospective purchasers are advised to satisfy themselves in this respect.

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.

Accommodation

Name	sq ft	sq m	Availability
Building	9,000	836.13	Available
Total	9,000	836.13	

Restrictive Covenant

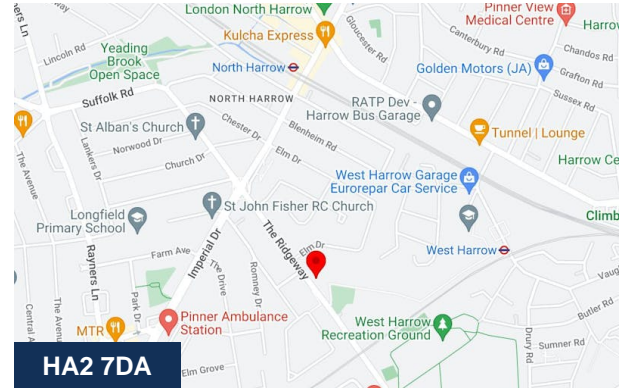
The land is subject to a covenant permitting only D1 use under the 1987 Use Classes Order. This is contained within the 1997 Transfer between The Mayor and Burgesses of the London Borough of Harrow and the Trustees of the Harrow Meeting Room Trust (the current owners). The wording is as follows:-

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.

Video

- 265 The Ridgeway - <https://vimeo.com/861931743?share=copy>



Viewing & Further Information



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