



Ref: 1324

**Virtually Detached Purpose Built D1 Building
12, Buckingham Road, Edgware, Middlesex, HA8 6LZ**

To be let



Library photograph

Gross internal floor area approximately, 3,952 sq. ft. (367 m²)
Planned on two floors only, on-site parking, meeting hall.

Ideal, Day nursery, Community Centre, Religious uses, Medical & educational purposes

**To be let on new F R & I lease at £60,000 pax
Subject to contract**

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

Location

The property is located at the junction of Buckingham Road and Chandos Crescent, being close to Whitchurch Lane and within easy walking distance from Edgware Town centre, with its excellent shopping and transport facilities. This includes the Broadwalk Shopping Mall, adjacent bus terminus and Edgware Underground Station (Northern Line). The property is also well located for easy access to the M1, A1 as well as to Stanmore and Mill Hill.

The Property

The property comprises a virtually detached purpose built community centre of brick construction under a mainly slate and part flat roof, built about 1932 planned on ground and first floors. Standing in a prominent corner plot the property has a frontage to Buckingham Road of approximately 91' (27.73m) and a return frontage to Chandos Crescent of approximately 84' (25.6m). The site area is approximately 0.12 acres (0.0486ha).

Conditional Planning permission (now lapsed) was obtained to add a side extension of approximately 141 m² (1,518 sq. ft) to the ground floor and to raise the existing roof to create an entirely new first floor.

The existing accommodation is arranged as follows:-

Ground floor

Entrance lobby
Male and female WC's

Kitchen- stainless steel lined walls.

Main hall_ approximately 49' x 34' 1,666 sq. ft. (154.76m²). Ornate ceiling, 2 fire exits. Built in wood and glazed cupboards. Windows to side elevations, part marble tiled walls,

Rear Kitchen- Fitted cupboards

First and mezzanine floors

The first and mezzanine floors are approached via two separate staircases:-

Mezzanine- approached from the rear of the ground floor.

Single room plus shower room/WC

First floor, approached via rear ground floor lobby with separate access to front garden.

Rear room.

Shower room/WC

Lobby with 4 x large walk in cupboards (one fitted as computer room)

Main area-approximately 32'9" x 25' (measured partly into deep walk in storage cupboards, located along either side of this area)

Note: The floor area is greater than as above when including the low ceiling areas.

Boiler Room- Warm air heating plant. Gas boiler for hot water.

Gross internal floor area approximately 3,950 sq ft. (367 m²)
Total gross floor area including areas of low ceiling heights approximately 385 m² (4,144 sq. ft.)

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Exterior

The property features a brick perimeter wall with ornate railings and three sets of double gates leading to the main entrance, the front garden area and also to a car parking area approached from Buckingham Road.

Services

Part warm air heating system
Gas fired hot water system
Intruder alarm
Fire alarm

Note: none of the services have been tested.

Possession Full vacant possession upon completion.

Planning Conditional Planning consent was granted in July 2005 to add a new wing on the ground floor and to raise the main roof to create an entirely new first floor. This would add a further 141 m² (1,518 sq. ft.) of ground floor accommodation, plus the additional accommodation on the first floor, providing a total gross internal floor area of approximately 5,600 sq. ft. This consent has now lapsed.

Terms To be let on a new F R & I lease for a term to be agreed subject to geared rent reviews

Rent £60,000 per annum exclusive

EPC In hand

References Bernard Gordon & Company charges a fee of £175 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.

Costs Each party to be responsible for their own legal and professional costs.

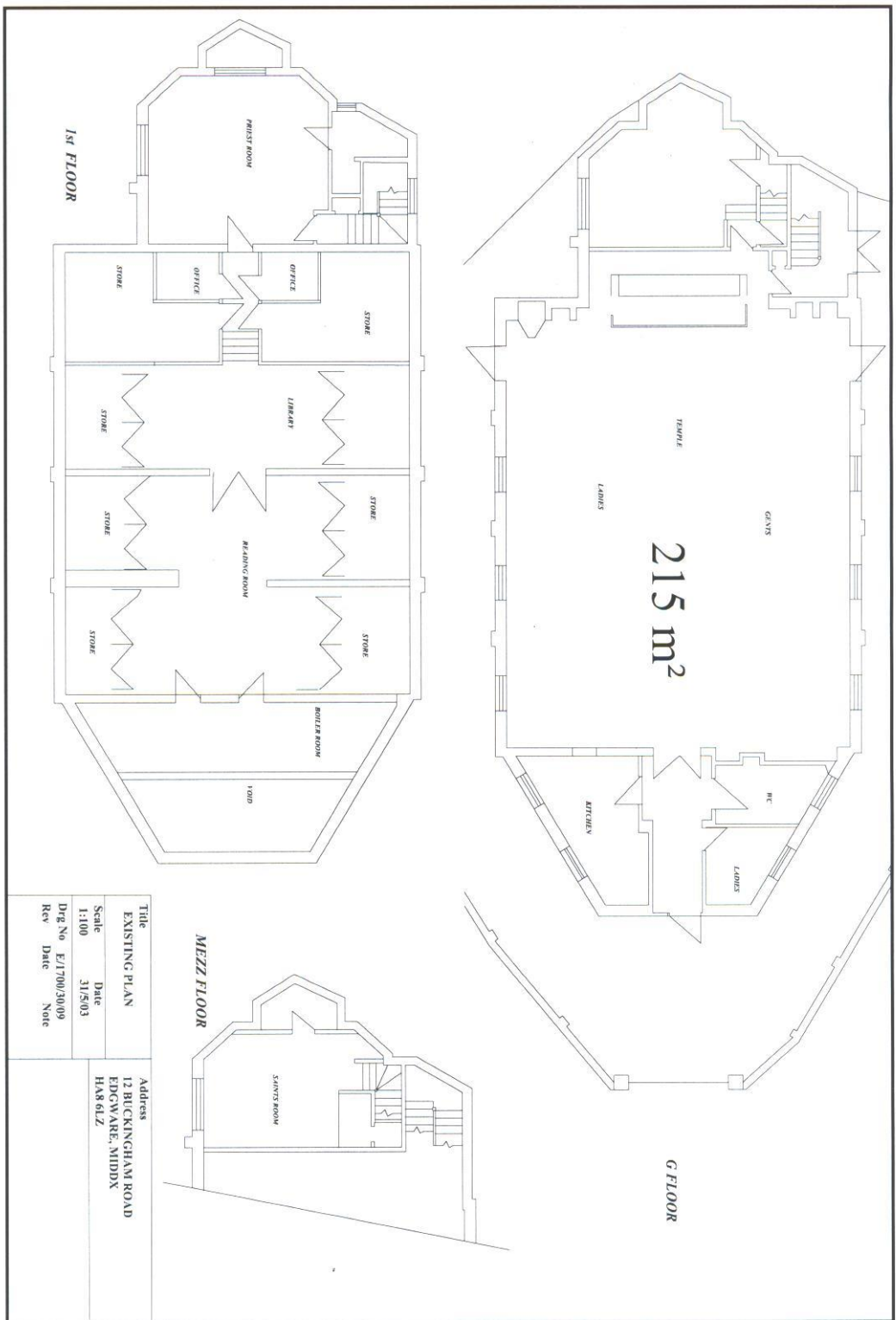
Viewing Strictly by appointment.

Sole Agents

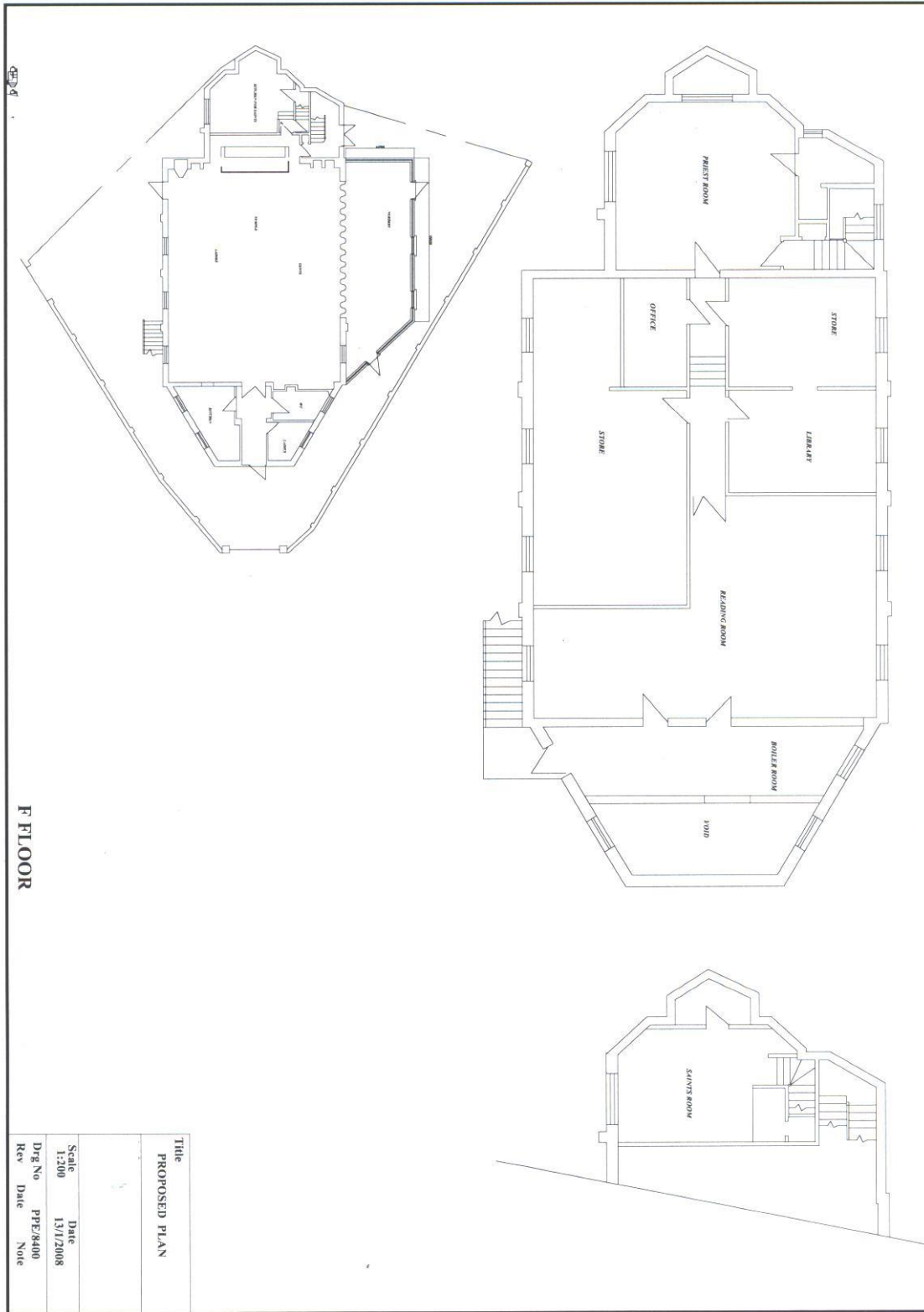
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Existing floor plan. Not to scale



Proposed floor plan. Not to scale



Site plan Not to scale

