



Ref: 1521



**Adjacent day nursery and
school**

For Sale

**Front forecourt and rear
garden**

**Vacant possession upon
completion**



80 and 82, Gayton Road, Harrow, HA1 2LS

Located just off Kenton Road near to Northwick Park Hospital

Ready for immediate occupation

Each building comprises approx. 2,550 sq ft GIA

Freehold of both buildings for sale

Landlord would consider the sale of one building and rental of the other subject to terms to be agreed.

Offers invited in excess of £2.3million for both sites. Price upon application for individual buildings.

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 reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

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.

MEASUREMENTS:

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 lease or 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

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

Conveniently located just off Kenton Road close to the junction with Watford Road and Sheepcote Road, and near to Northwick Park Hospital. It is also within easy reach of Northwick Park, Harrow on the Hill and Kenton Stations and Harrow Town Centre. Many bus routes pass close by.

The Property

Two virtually adjacent properties, separated by the vehicular entrance to Harrow College. The properties are currently used as a day nursery and school. Both properties are still trading and are fully fitted and equipped and ready for immediate occupation. Number 80 Gayton Road is semi-detached and planned on ground, first and second floors, currently a day nursery. There is a large forecourt which can accommodate up to 9-11 cars and it has a large rear garden used as a playground. 82 Gayton Road is detached and arranged on ground and first floors currently used as a school. There is a large former front car parking area presently used as a playground but can if required accommodate up to about 10-12 cars. There are sideways on both sides of the building giving access to a rear lean to area and a small rear garden used as a playground.

80 Gayton Road:

Semi-detached building planned on ground, first and second floors comprising:

Ground floor:	Reception/office, 2 x classrooms, kitchen/dining room, WC's + disabled WC, store
First Floor:	3 x classrooms, staff room, WC's
Second floor:	Office, Storeroom, shower, WC, walk in loft store (part low ceiling height)
Exterior:	Front drive for 8-10 cars plus rear garden/playground

Gross internal floor area approx. 2,526 sq ft (234.67m²)

Services:

- Gas Central heating.
- Alarms
- CCTV

Note: Services not tested

82 Gayton Road

Detached building, planned on ground and first floors comprising:

Ground floor:	Double room, classroom, store, WC's, Kitchen
Half landing:	Office, welfare room + WC
First floor:	3 x classrooms, library
Exterior:	Front play area or car park for 10-12 cars plus small rear garden/play area

Gross internal floor area approx. 2,672 sq ft (248.23 m²)

Services:

- Gas central heating
- Alarms
- CCTV

Note: Services not tested

Planning

We are advised the properties both enjoy D1 use. We are also advised that planning permission has been granted to extend 80 Gayton Road by 635 sq ft (59 m²).

Floor Area

I am advised the total gross internal floor areas are:

80 Gayton Road - GIA approx. 2,526 sq ft (234.67m²)

82 Gayton Road - GIA approx. 2,672 sq ft (248.23 m²)

Furniture, Furnishings and Equipment

Please note that the furniture, furnishings, and equipment are not included and are available by separate negotiation. Fixtures are to remain. Exact inventory to be discussed pre sale.

Rating

To be advised.

EPC

Band C

VAT

We are advised the property is NOT elected for VAT purposes

Terms

Offers are invited to purchase the Freehold of both buildings in excess of £2.3million, subject to contract. The vendors may consider a sale for one building only, price upon application.

Vendors would also consider the sale of one building and a rental the other. Rent upon application.

Cost.

The ingoing tenant or purchaser to be responsible for the vendor/landlords reasonable legal and professional fees

References

Bernard Gordon & Company charges a fee of £200 plus VAT for taking up references for proposed tenants (if required). This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.

Holding Deposit

Tenants/purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord/vendor withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant/purchaser fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant/purchaser does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Viewing strictly by appointment only. Please note that the business is still trading and accordingly all inspections must be strictly by prior agreed appointment. No unaccompanied inspections will be permitted.

Call Bernard Gordon or Ben Wallis:

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Email: Sales@bernardgordon.co.uk



Site plan not to scale

