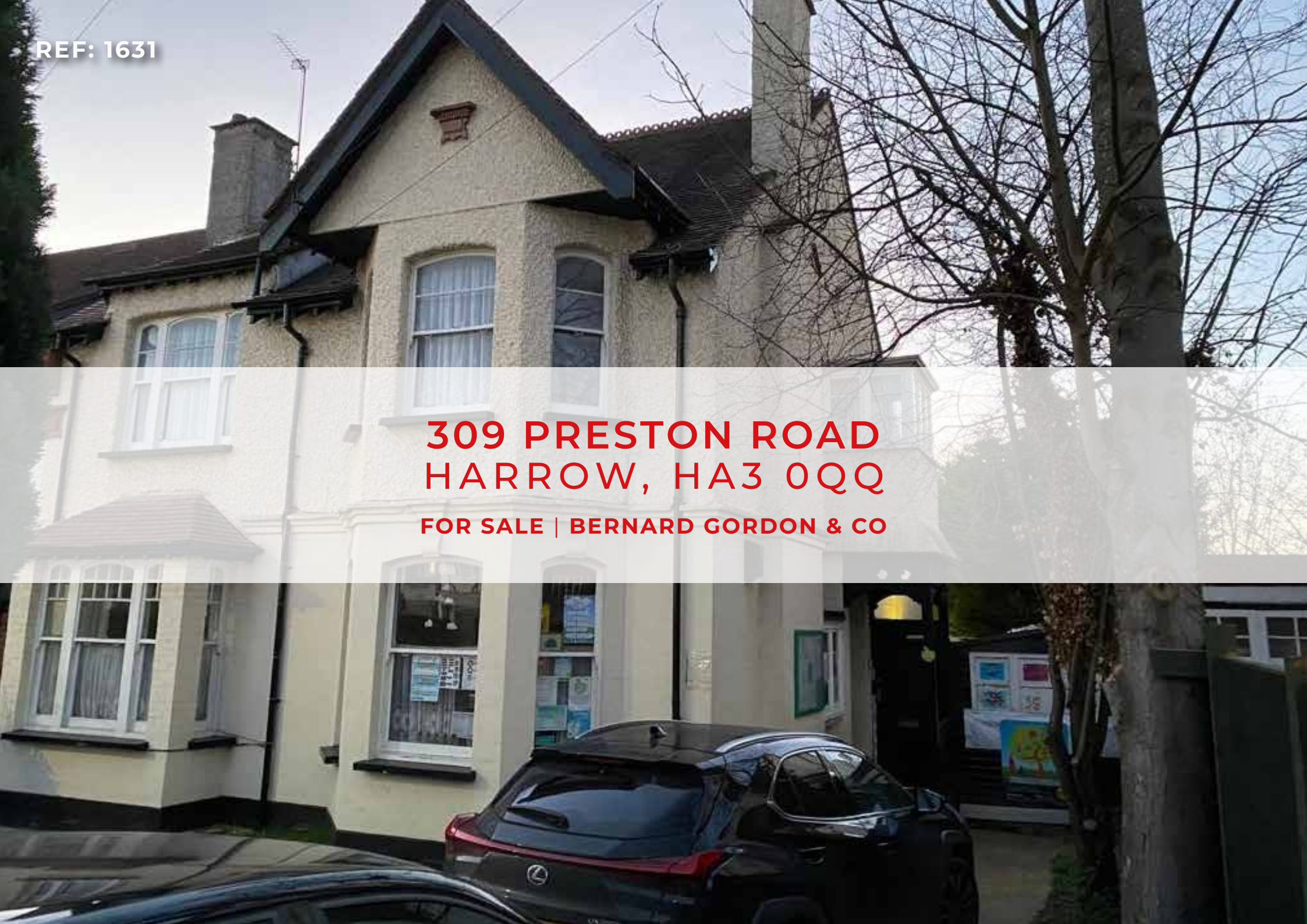


REF: 1631

**309 PRESTON ROAD
HARROW, HA3 0QQ
FOR SALE | BERNARD GORDON & CO**



OVERVIEW

Opportunity to purchase Freehold with D1 (E) nursery on ground floor and vacant 2-bed flat on first floor.

Nursery still in use and business to be sold with the sale of the Freehold if desirable.

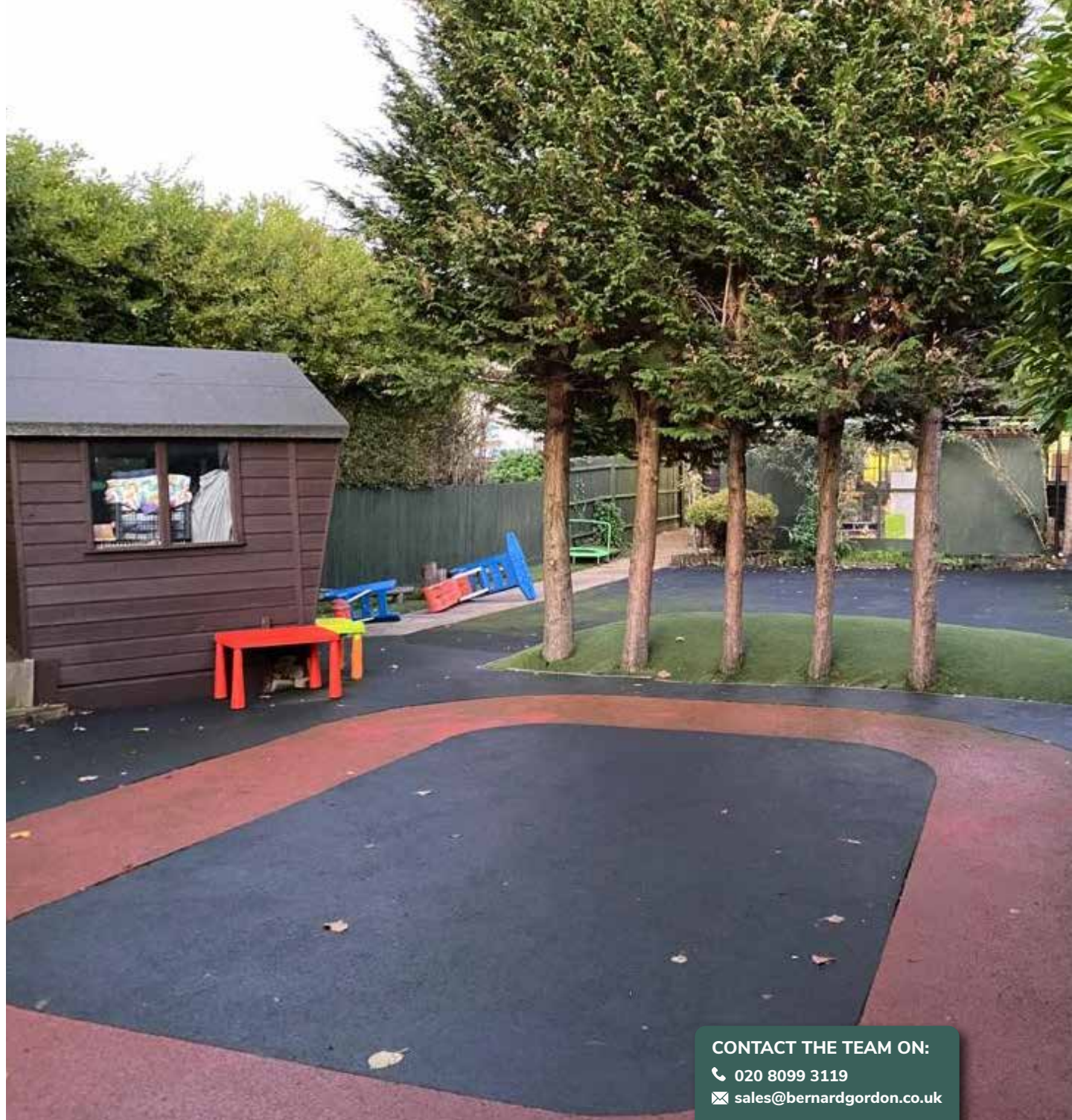
Comprising approx. 1,700 sq ft on the ground floor (including extension and outhouses) with ample play area at the rear.

2 bed flat comprises approx. 940 sq ft with self-contained entrance.

Forecourt parking for 2 cars.

Approx. 4-minute walk to Preston Road underground station.

Offers invited for the freehold, price upon application, subject to contract.



CONTACT THE TEAM ON:

 020 8099 3119

 sales@bernardgordon.co.uk

LOCATION

The property is situated in a popular location in Preston, between Wembley and Harrow. It is fronting Preston Road close to its junction with The Avenue. The building is on a predominantly residential street with a retail parade within a short walk away with a number of cafés, restaurants, shops and numerous other amenities. The property is a 7 minute drive to Wembley Park with Wembley Stadium, Box Park and endless entertainment, delicious eateries, cutting edge culture and great community vibes.

The property is within a 4-minute walk to Preston Road Underground Station with access to the Metropolitan Line. South Kenton and North Wembley station are also approx. 0.6 and 0.9 miles away respectively (Bakerloo Line).



PROPERTY

The property comprises a two storey, converted, semi-detached house, with a two-bedroom flat upstairs and a day nursery on the ground floor. The first-floor flat is self-contained, providing approx. 940 sq ft and the ground floor accommodation is 658 sq ft, plus an additional 1,054 sq ft from the extension/outhouses giving a total sq ft of 2,650 sq ft.

The main entrance to the nursery is accessed via a private side door. There is a large garden to the rear of the property currently used as a children's play area.

The property benefits from forecourt parking for approx. 2-3 vehicles. Further parking is available on the side roads and along the high street.

The ground floor comprises:

- W.C.s
- 4 classrooms
- Kitchen
- Children's dining room (located in temporary structure)
- Office
- Kitchen

The first floor comprises:

- 2 bedrooms
- 1 Bathroom
- Reception Room
- Kitchen

The nursery remains operational on the ground floor and the vendors would like to sell the freehold to an occupier wishing to also purchase the nursery as a going concern. They will assist with any transferring of OFSTED registration and work with any purchaser to ensure a smooth transition. Offers subject to the nursery closing will also be considered.

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⦿ FLOOR AREAS

We are advised the gross internal floor areas are:

- Ground floor - approx. 1,700 sq.ft.
- First Floor – approx. 940 sq ft
- **Total GIA – approx. 2,640 sq ft**

⦿ EPC

In hand – Band E

⦿ PLANNING

We have been advised that the premises currently has D1 (E) use on the ground floor as it currently is used for children's day nursery. The property would be ideal for many D1 (E) uses including day nurseries, training, tuition, medical, dental, etc.

NOTE: As from 1st September 2020 the use class order has been redefined and this property has now fall into category E.

⦿ VAT

I am advised the property is NOT elected for VAT purposes

⦿ PRICE

Offers invited for the freehold, price upon application. Please note offers to purchase the existing nursery business as a going concern to be given favourable consideration, however all offers will be considered, subject to contract.

⦿ COSTS

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

⦿ REFERENCES

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

⦿ HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the vendor/landlord 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 purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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PLEASE NOTE THE BUSINESS IS STILL OPERATIONAL
AND THEREFORE INSPECTIONS ARE STRICTLY BY APPOINTMENT ONLY.

CONTACT:

Ben Wallis / Ben Goldstone FRICS

☎ 020 8099 3119 ✉ sales@bernardgordon.co.uk

🎯 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.



FOR MORE INFORMATION CONTACT:

Ben Wallis / Ben Goldstone

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

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 measurements 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. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.