

REF: 1635



# 19 DIAMOND COURT CHERRINGTON ROAD HANWELL, W7 3JL

FOR SALE OR TO BE LET | BERNARD GORDON & CO



Bernard  
Gordon &  
Company

☎ 020 8099 3119

✉ [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)



## OVERVIEW

Fully fitted former creche unit, planned on ground floor with parking and garden area.

D1 (E) unit available immediately.

Total GIA approx. 2,200 sq. ft.

Private car park at rear of the property with 5 allocated parking spaces and sole use of garden area if required.

Ideal for a number of D1 (E) uses including a day nursery, education, dentist, medical, tuition, health and fitness etc.

Within a 6-minute walk to Hanwell Railway Station for services to Central London (Paddington) and to Heathrow Airport.

Offers for the long leasehold are invited in excess of £650,000 plus VAT.

New FR&I Lease available for a term to be agreed, rental offers invited in the region of £45,000 per annum exclusive plus VAT.

Subject to contract.



## 📍 LOCATION

The property is located near the junction of Uxbridge Road and Cherrington Lane. It is situated within the heart of Hanwell and has easy access to Hanwell National Rail Station for Services to Central London (Paddington) and to Heathrow Airport. West Ealing station is also within easy reach approx. 1 mile from the property. Local Bus services are also readily available.

Hanwell Town Centre is located on Uxbridge Road within a minute's walk from the property for access to local shopping facilities as well as a number of restaurants, cafés and other amenities.

## 📍 THE PROPERTY

The property comprises a mixed development scheme including residential and commercial space. The accommodation occupies the ground floor and is approached via Cherrington Road or through the private gated car park to the rear of the premises.

The property was previously used by a creche and has been split into classroom space, office, WC including children's WC, Kitchen etc and has been left in a good condition.

There is a private car park with 5 allocated car parking spaces at the rear of the property. Within the car park there is a garden area which can be used solely for a nursery subject to terms being agreed.

**We are advised the total gross internal floor area is approx. 2,200 sq ft (206m²).**

## 📍 EPC

In hand - Band D

## 📍 PLANNING

We are advised that the property enjoys D1 (E) use. It is deemed ideal for a number of uses including day nursery, educational, training, medical, dental, health and fitness etc. NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E.

## 📍 VAT

I am advised the property IS elected for VAT purposes

## 📍 RENT

New FR&I lease for a term to be agreed, offers invited in the region of £45,000 per annum exclusive, plus VAT subject to contract.

## 📍 PRICE

Offers are invited for the 999 year leasehold interest at a peppercorn ground rent, in excess of £650,000 plus VAT.

## 📍 COSTS

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

## 📍 HOLDING DEPOSIT

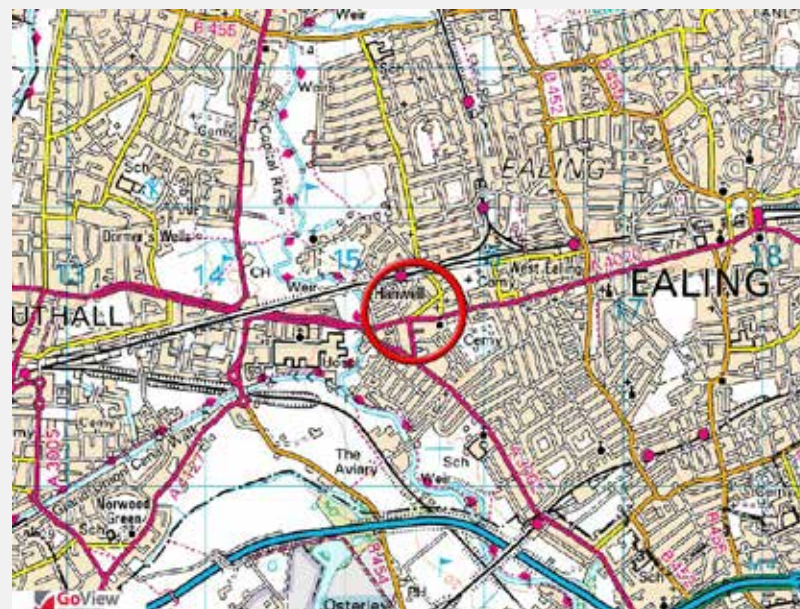
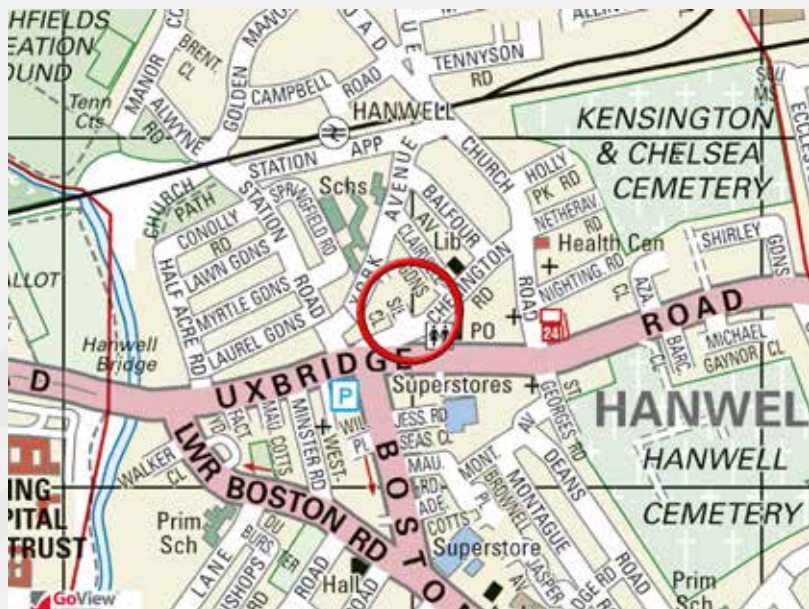
Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition 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.

**CONTACT THE TEAM ON:**

📞 020 8099 3119

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# VIEWING STRICTLY BY APPOINTMENT ONLY

## CONTACT:

**Ben Goldstone / Ben Wallis**

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## 🎯 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.



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## FOR MORE INFORMATION CONTACT:

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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.

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