

REF 1783



TO BE LET
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QUEST CENTRE, SCOUT WAY, MILL HILL, NW7 3JW

IDEAL DAY NURSERY OPPORTUNITY LOCATED IN PRIME LOCATION, WITH EXCELLENT
OUTSIDE SPACE

020 8099 3119
sales@bernardgordon.co.uk



Bernard
Gordon &
Company

OVERVIEW

Day nursery opportunity located in Mill Hill, NW7

Planned over ground and lower ground floor with total GIA of approx 3,200 sq. ft

The property benefits from a spacious and attractive outdoor area, providing an ideal setting for children's play and outdoor activities

Excellent transport links are available nearby, with Mill Hill Broadway station providing direct Thameslink services to central London, including St Pancras International, Farringdon and London Bridge

A short distance from Mill Hill Broadway, offering a range of shops, cafés, restaurants and everyday amenities, with further retail and leisure options available in nearby Mill Hill Village and Edgware

Monday to Friday exclusive use – with the Scout Hall also retaining the ability to hold one meeting per week in the evening

To Be Let - offers are invited in the region of £42,500 per annum exclusive

Subject to contract



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📍 LOCATION

The property is situated on Scout Way in Mill Hill, within an established residential and community setting. The surrounding area is predominantly residential in character, with a range of community facilities, local businesses and residential properties in the vicinity.

The property is conveniently located for local amenities, with a range of shops, cafés, restaurants and everyday services available nearby. Mill Hill Broadway provides a wider selection of retail and leisure facilities, together with a range of food and drink options.

The property benefits from good transport links, with Mill Hill Broadway railway station located nearby and providing regular Thameslink services towards central London, including St Pancras International, Farringdon and London Bridge. The area also benefits from a network of local bus services and good road connections, providing access to surrounding areas and the wider North London road network.

📍 THE PROPERTY

The property comprises a versatile community facility extending to approximately 3,200 sq ft gross internal area. It provides a range of flexible accommodation and benefits from a generous outdoor area, making it ideal for day nursery use.

The property is available with exclusive use of the property from Monday to Friday only, with the Scout Hall retaining the ability to hold one evening meeting per week.

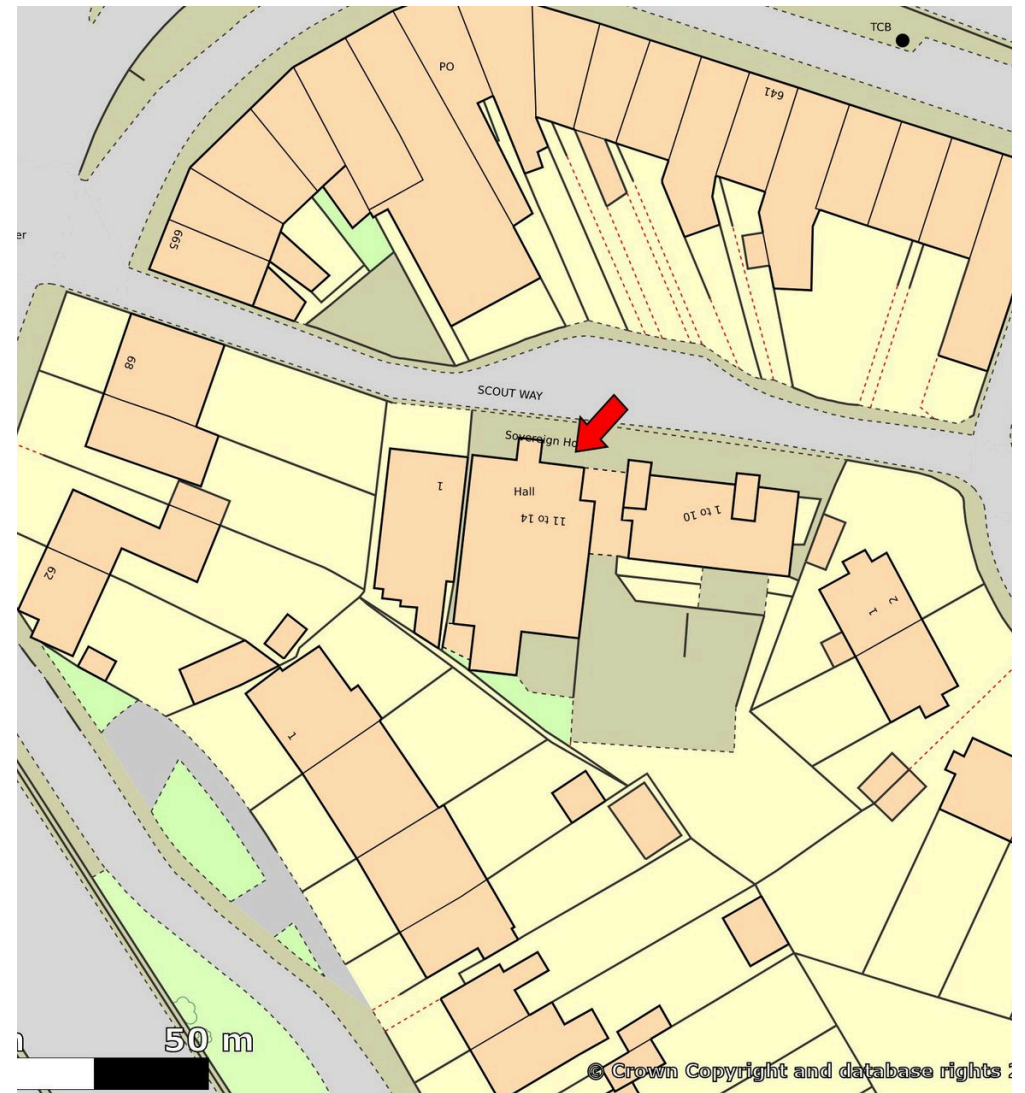
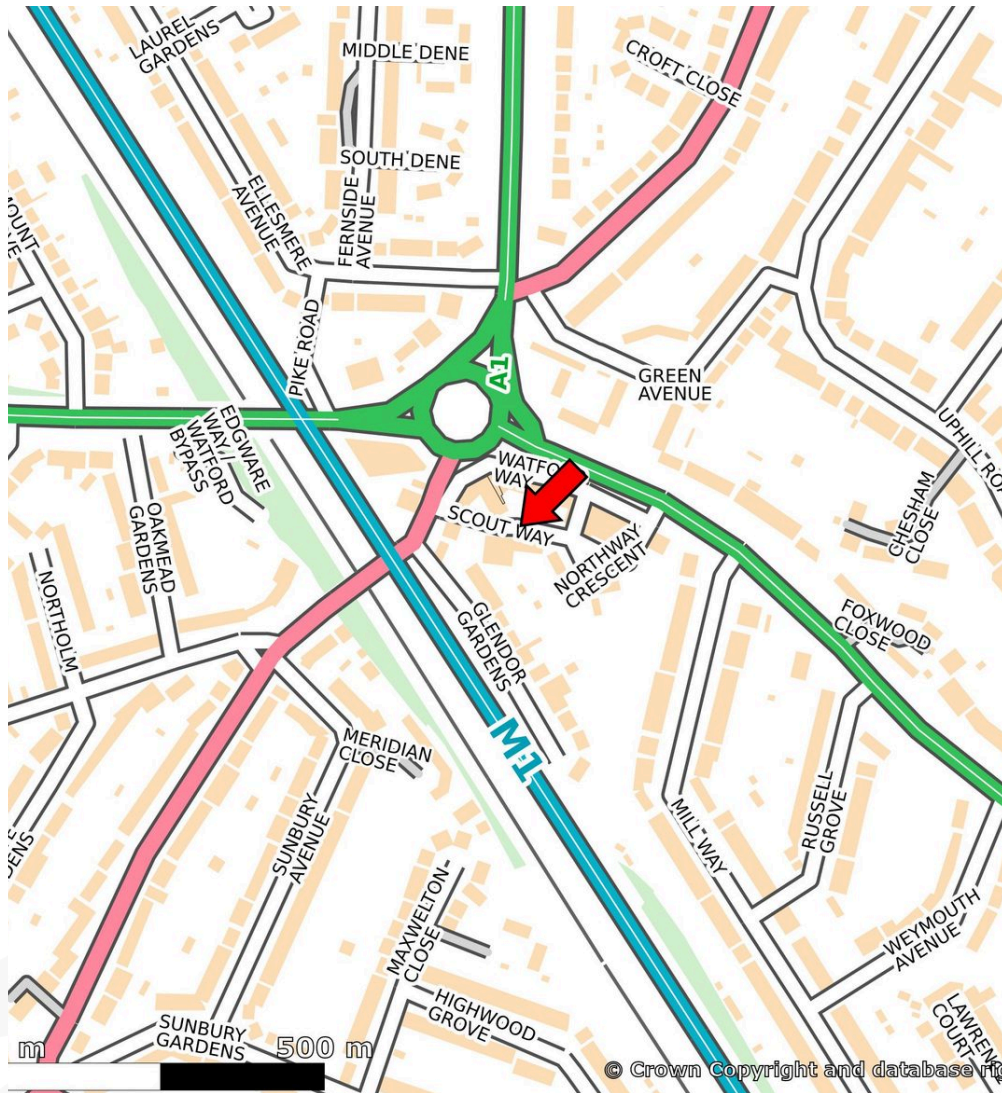
The property is currently operating as a day nursery; however, it can be made available with vacant possession.

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LOCATION & SITE



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🕯 PLANNING

We are advised the building has a Use Class E. **Applicants are recommended to seek their own advice in relation to planning.**

🕯 EPC

In hand.

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 RENT

Monday to Friday exclusive use - £42,500 per annum exclusive, subject to contract.

🕯 COSTS

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

🕯 HOLDING DEPOSIT

Tenants wishing to secure the property will be required to pay a holding deposit of £3,000 into Bernard Gordon & Co's client account. The deposit will be non-refundable unless the landlord withdraws, clear title cannot be demonstrated, or suitable indemnity insurance cannot be obtained. The deposit will also be non-refundable if the tenant materially alters the agreed heads of terms after solicitors have been instructed, or fails to complete within a reasonable period following issue of the legal documentation or by any agreed deadline. The deposit will be held in our client account until completion.

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📞 020 8099 3119

✉ sales@bernardgordon.co.uk

Ben Wallis

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

Ben Goldstone

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

STRICTLY BY APPOINTMENT ONLY

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, or form 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.

The measurements as set out 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.

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.

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