



Nationwide House, 10a Gainsborough Road, Woodford Green, Essex IG8 8EE
Tel: 0845 205 0007 Fax: 0845 205 0008
E.mail: info@claridges-commercial.co.uk Website: www.claridges-commercial.co.uk

FORMER SPORTS & TRAINING GROUNDS CLUBHOUSE/ENTERTAINING/CONFERENCE CENTRE NOW WITH D2 USE

**OFFERS INVITED FOR THE F/H & LONG LEASEHOLD INTERESTS
IN THE REGION OF £3,300,000
SUBJECT TO CONTRACT
ALSO AVAILABLE TO RENT**



**REPTON AVENUE, WEMBLEY HA0
GROUNDS EXTENDING TO APPROX 5.5 ACRES
CLUBHOUSE/ENTERTAINING SUITE APPROX 11,750 SQ FT**

Would also suit

Community, Religious, Medical & Education

Location

The property is located at the northern end of Repton Avenue approximately midway between East Lane and Harrow Road/High Road. Sudbury Underground Station (Piccadilly Line) and numerous bus routes are within walking distance.



The Property The property comprises former training grounds, clubhouse, entertaining & conference suite. The grounds extend to approximately 5.5 acres and is presently arranged as two floodlit rugby pitches, extensive car park and the clubhouse.

The rugby pitches occupy a level fenced site and has the benefit of 8 tower floodlights. It should be noted that the pitches have not been in use for some time.

The car park is located at the front and side of the property and is approached via double gates from Repton Avenue.

The clubhouse / entertaining & Conference suite, was I understand purpose built and is planned on ground and first floors.

The gross footprint area of the building is approximately 7,200 sq. ft.

I have been advised that the clubhouse was refurbished in 2001/2

The accommodation is arranged as follows:

Ground floor

Entrance Hall

Room 1

Room 2

Main hall (approximately 90' 6" x 40' (max)

Toilet facilities including disabled facilities

Extensive range of 10 former changing and ancillary rooms

Two Communal baths

Boiler room

First floor

Reception Hall

(approximately 31' x 19')

Servery kitchen

Main hall

(approximately 90' x 30' Max)

Fully fitted commercial kitchen

Cloakroom

Male and female WC's

Various storerooms

Balcony

Caretakers flat 4 rooms, kitchen, bathroom/wc.

Gross internal floor area approximately 11,750 sq. ft.

Services

The property is centrally heated and the first floor has air conditioning. The pitches are floodlit. None of the services and associated plant have been inspected

Tenure

The property is held part freehold and part leasehold.

The freehold section is marked red on the site plan.
The leasehold sections are marked blue and green.

Blue section. This comprises the rugby pitches and is held for a term of 125 years from the 25th June 1995, thus having approximately 112 years unexpired. The ground rent is a peppercorn.

This lease provides for the exclusive and additional rights to park vehicles on the Vale Farm sports ground car parks, subject to conditions, the details of which will be provided on request. Vale Farm is located adjoining the above property and is approached from Watford Road.

Green section. This part of the property, which comprises part of the car park, is held on lease for a term of 973 years from 1st January 1965 at a ground rent of £50 per annum.

The property is subject to a S106 agreement, which related to the sale and grant of planning permission on the adjoining residential land. Full details upon request.

Planning

I have been given to understand that the property has been used as a sports ground since the 1920/30's. The use of the clubhouse was ancillary to the sports ground.

The London Borough of Brent, have in the past granted temporary Planning permission for a day nursery, which had a history of being renewed.

A certificate of Lawful Use was granted on the 16th July 2008 for D2 purposes

D2 embraces assembly and leisure uses including cinemas, concert halls, banqueting, casinos, dance halls and indoor sports.

This property is also ideal for many alternative uses including:

Community centre
Religious purposes
School
Primary Health Care Centre
Veterinary hospital
Private hospital

Any alternative use may require Planning Permission for a change of use and therefore purchasers are advised to seek guidance from the London Borough of Brent, Planning Department, Brent House, 349, High Road, Wembley, HA9 6BZ. Tel. 020 8937 5210 Fax 020 8937 5207.

Terms

Offers are invited in the region of £3,300,000 subject to contract for the freehold and leasehold interests on an unconditional basis only.

Also available to rent at £250,000 pa.

VAT

VAT is not applicable in respect of this transaction.

Rating

| | |
|------------------------|---------|
| Rateable Value | £24,250 |
| Current amount payable | £5,529 |

Viewing

By appointment only
Via Claridges Commercial – 0845 205 0007

Note The present owners have undertaken some alterations and refurbishment works both to the existing premises and external areas.

*Former Wasps Training Grounds, Repton Avenue, Wembley
For Identification only.
Not to Scale*

