

**SUPERB FREEHOLD D1/RESIDENTIAL PREMISES
IDEAL FOR DAY NURSERY, SCHOOL, TRAINING, MEDICAL, DENTAL,
RELIGIOUS/COMMUNITY, VETERINARY USES ETC
(OTHER USES INCLUDING RESIDENTIAL AND/OR DEVELOPMENT
WILL REQUIRE PLANNING PERMISSION)**



**BARROW POINT AVENUE, PINNER, MIDDLESEX HA5
APPROX 4,000 SQ FT (GROSS INTERNAL)
PLUS 5 ROOM DUPLEX APARTMENT APPROX 1,065 SQ FT (GROSS INTERNAL)
GARDEN, GARAGE & 16 CAR PARKING SPACES
STANDING IN A SITE OF APPROX 0.29 ACRES (0.117 HA)**

Location: The property is very well located in a good residential area within easy walking distance from Bridge Street and High Street, the local shopping centre and Pinner Station (Metropolitan Line) for services to Central London.

Description: Standing on a commanding site of approximately 0.29 acres (0.117 HA) the property has an extensive frontage to Barrow Point Ave of approximately 157' (48.4 m)

Comprising two adjoining houses planned on ground, first and second floors that have been linked and extended. Number 5 has been used as a doctor's surgery since 1986 and number 7 was acquired later, part of which was incorporated within the surgery and part retained as a self contained residential duplex apartment comprising 5 rooms, kitchen, bathroom/WC plus garage and forecourt parking.

The surgery is arranged as surgeries, waiting areas, reception room, offices, treatment rooms and staff areas etc. There are a number of WC's and a fitted kitchen. It is fully fitted and will be left with all fitted furniture. Desks and other furniture and equipment can be acquired by separate negotiation.

The accommodation is arranged as follows:

Ground Floor (Surgery)

Entrance hall
6 x surgeries
Waiting area
Reception
Offices
Kitchen
3 x WC's
Treatment room

First Floor (Waiting Areas)

2 x surgeries
WC
Treatment room
Computer room.
Office

Second Floor

Staff rest room/office- loft storage area.

Ground Floor (flat)

Entrance hall
Garage

First Floor (Lounge)

Dining room
2 x bedrooms
Kitchen
Bathroom/WC

Second Floor

Reception or third bedroom

Exterior

Front gardens
Rear gardens
Integral garage to flat plus forecourt parking
15 car parking spaces

- Floor Areas:** Surgery approximately 4,004 sq. ft. (371.94 m²) gross internal
Apartment approximately 1,065 sq. ft (gross internal)
- Total gross floor internal area approximately 5,069 sq. ft (470.87 m²).
- Site area approximately 0.29 acres (0.117 ha)
- Frontage to Barrow Point Avenue approximately 157'
- Services:** Gas central heating (Separate system for flat)
Alarms (burglar and fire)
Network cabling (data and telephones throughout most of the surgery area.)
Part air conditioning
Double glazed windows.
- Planning:** I have been given to understand that the surgery section enjoys unrestricted D1 use. The flat is residential.
- Uses other than D1 in respect of the surgery section will require a change of use.
- Tenure:** Freehold
- Possession:** Full vacant possession of the surgery will be available upon completion. The flat is presently let on an Assured Shorthold tenancy expiring 31st August 2010 at a rental of £1,100 per calendar month. If required, possession will be available at this time or the flat can be re-let.
- EPC:** Applied for
- VAT:** The property is not elected for VAT purposes.
- Terms:** Offers are invited for the freehold interest, with vacant possession of the surgery and subject to the existing letting of the residential flat, in the region of £1,350,000. Subject to contract
- A letting of the entire property or the surgery alone upon F R & I terms may be given consideration. Terms upon request.
- Viewing:** **Strictly by appointment. No callers are permitted to inspect the flat without prior arrangement.**
- Via Claridges Commercial – 0845 205 0007**



Site plan not to scale

