

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

## SELF-CONTAINED UNIT UNRESTRICTED D1 USE

**\*\*SUITABLE FOR NURSERY, MEDICAL, EDUCATIONAL USE\*\***

### TO LET OR FREEHOLD FOR SALE

**APPROX. 2,286 SQ. FT. (212.3M<sup>2</sup>) GROSS INTERNAL FLOOR AREA**



## ACTON LANE, HARLESDEN, LONDON NW10

**020 8559 1122**



Rear view including car park / outside space

## Location

The property is located on Acton Lane, within the heart of Harlesden, North West London. It is situated within a secondary parade of shops surrounded by a residential neighbourhood. Harlesden High Street adjoins Acton Lane and is within easy reach for further shops, café's, restaurants and other amenities.

Harlesden Underground Station (Bakerloo Line) and Overground Station are within 0.2 miles from the property (approx. a 3-4 minute walk) for services to Central London. Bus services are readily available.

## The Property

The available accommodation comprises a ground and part lower ground floor D1 unit, currently used as a GP surgery. The ground floor has a double shop fronted entrance, fronting Acton Lane in a prominent position within a secondary parade of shops. The part lower ground floor is accessed via Minet Gardens, through the private external car park which is situated on street level at the rear of the property. The street level is lower at the rear of the property and therefore produces good natural light throughout. The accommodation comprises a mixture of offices, consulting rooms, reception/waiting area, kitchen, storage and WC's. I am advised it has been a GP surgery since 1985.

***Total Gross Internal Floor Area Approx. 2,286 sq ft (212.3m<sup>2</sup>)***

### Services include:

Air conditioning,  
Gas central heating,  
Fire and burglar alarms,  
Double and triple (in parts) glazed windows,  
CCTV  
Entrance phone system.

Note: services have not been tested.

## External Area

There is a private courtyard to the rear of the property which is currently used for parking. This space would be ideal for an external play area if required, subject to necessary consents being satisfied.

## Service Charge

To be advised



## VAT

I am advised the property is not elected for VAT purposes

## EPC

Band D

## Rating

Rateable Value from 1<sup>st</sup> April 2017 is £35,500. Rates payable to be advised.

## Planning

The property has been used as a D1 building since 1985 and we are therefore advised it has unrestricted D1 use. Any interested party are to satisfy themselves via Brent Council Planning Department should they have further queries.

## Terms

To be let on a new FR&I lease for a term to be agreed. Rental offers are invited in the region of £35,000 per annum exclusive, subject to contract

OR

Available freehold - offers invited in the region of £1m, subject to contract

## RETAINED:

Claridges are not retained and would look to potential tenants/purchasers for our fees which are 10% of the average rent plus VAT for a letting or in the event of a sale, 2% plus VAT.

## Reference Charge:

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

## Viewing:

By Appointment only via Agents

Claridges Commercial – 020 8559 1122

E: [info@claridges-commercial.co.uk](mailto:info@claridges-commercial.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 and services connected. 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 Claridges. 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. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges 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. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

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.