



SALVATION ARMY CITADEL, 15 ROXETH HILL, SOUTH HARROW, MIDDLESEX, HA2 0JY

OPPORTUNITY TO PURCHASE A FORMER SALVATION ARMY HALL (F1 USE CLASS)

WITH POTENTIAL FOR ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION

Opportunity

- Former Salvation Army Hall (Use Class F1)
- Attractive two storey citadel with a modern extension
- Garden and car park for approximately 5 cars
- Gross Internal Floor Area (GIA) of 421 sq m (4,535 sq ft)
- Site area of c. 0.25 acre
- Suitable for a variety of community uses
- Potential for conversion or redevelopment to a number of alternative uses including nursery, residential or commercial use, subject to planning permission
- Offers in excess of £1,250,000

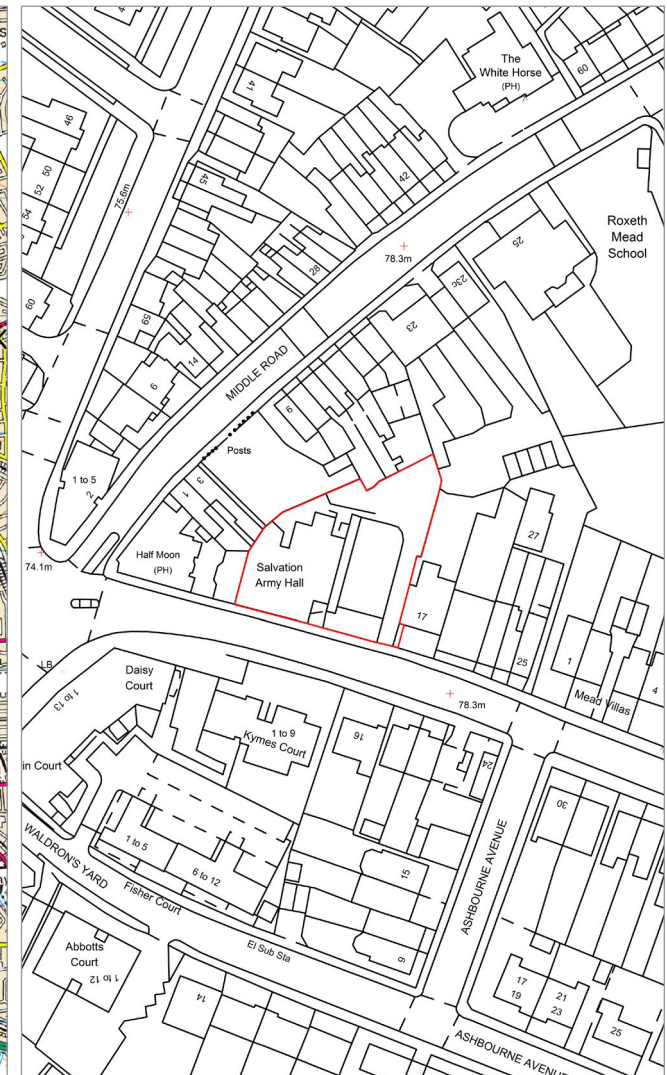
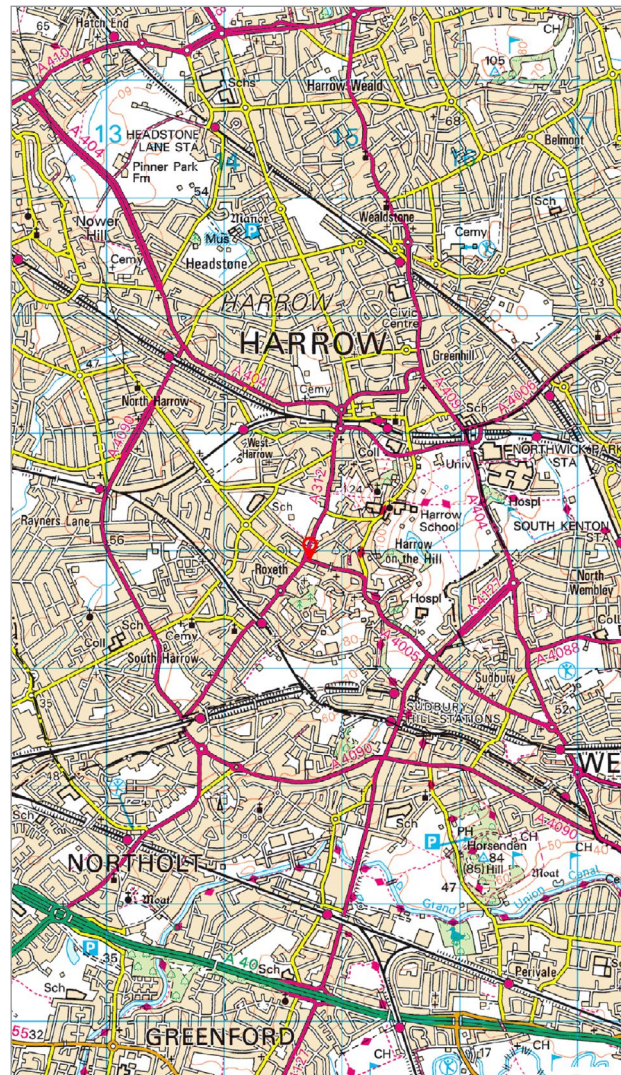


Location

The property is located on Roxeth Hill, in South Harrow, within the London Borough of Harrow.

The property is situated in a mixed commercial and residential area. To the east, the property is flanked by two storey residential houses. To the west, the property is bound by a bar and restaurant and forms part of a retail parade to the south of the property on the A312 (Northolt Road).

Local transport connections are good. The property is conveniently located approximately 10 minutes' walk from South Harrow Station which is served by the London Underground (Piccadilly Line), providing services into Central London. The property is located just off the A312 which serves the A40 to the south, providing road links into and around London.



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Description

The property comprises an attractive two storey Salvation Army citadel originally constructed in 1906 with modern extensions and additions. The property originally featured a two-storey extension constructed in the 1960s, which was demolished in circa 2014 and partially replaced with a smaller, modern extension on part of the existing footprint with landscaping and gardens on the remainder.

Internally, the accommodation comprises a large, double height worship hall with ancillary accommodation and offices. The ground floor accommodation comprises a reception area, worship hall, dining hall, kitchens, WCs and storage. The first floor accommodation comprises a secondary hall with ancillary kitchenette, offices, WCs and storage.

The accommodation comprises plaster and painted walls and a mixture of carpeted and laminate floors, suspended ceiling tiles and strip and spot lighting. Parts of the property are served by air conditioning.

Externally, there is a smaller garden area with metal railings. There is a tarmac carpark and driveway with four car parking spaces and one disabled parking space. There is also an EV charging point and a bin store.

Accommodation

The property provides the following Gross Internal Floor Areas:

Accommodation	Gross Internal Area	
	(sq m)	(sq ft)
Ground Floor	319	3,428
First Floor	103	1,106
Total	421	4,535

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.101 hectares (0.25 acre).



Tenure

The property is offered freehold with vacant possession.

Planning

We understand that the property has planning permission for its current religious use within Class F1 (Learning and non-residential institutions) of the Use Classes Order 1987. The property is located within the London Borough of Harrow. The property is situated within the Roxeth Hill Conservation Area and is situated in a Local Area of Special Character and within the RAF Northolt Safeguarding Zone.

We are of the opinion that the property could be converted or redeveloped to provide a range of alternative uses, including nursery, residential or commercial use, subject to planning permission.

Prospective purchasers should make their own enquiries of the local authority.

EPC

Until recently the property has been used predominantly as a place of worship and is currently exempt from the Minimum Energy Efficiency Standards (MEES).

VAT

We are advised that the property is not elected for VAT.

Offers

We are inviting offers on behalf of the vendors for the freehold interest by way of informal tender. The vendors have a preference for an unconditional sale but offers conditional on planning permission for alternative uses will be considered.

Guide Price

Offers in excess of £1,250,000, subject to contract and exclusive of VAT.

Contacts

The property is offered for sale by the sole agents, Gerald Eve LLP.

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Inspections are strictly by prior appointment with the sole agents.



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