



SALVATION ARMY CITADEL, 125 UXBRIDGE ROAD, UXBRIDGE UB10 0LQ

OPPORTUNITY TO PURCHASE A FORMER SALVATION ARMY HALL (F1 USE CLASS)
WITH POTENTIAL FOR ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION



GERALDEVE
A NEWMARK COMPANY

Opportunity

- Former Salvation Army Hall (Use Class F1)
- Attractive mid-century two storey citadel with car parking for six cars
- Gross Internal Floor Area (GIA) of 212 sqm (2,281 sq ft)
- Site area of c. 0.10 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 £700,000



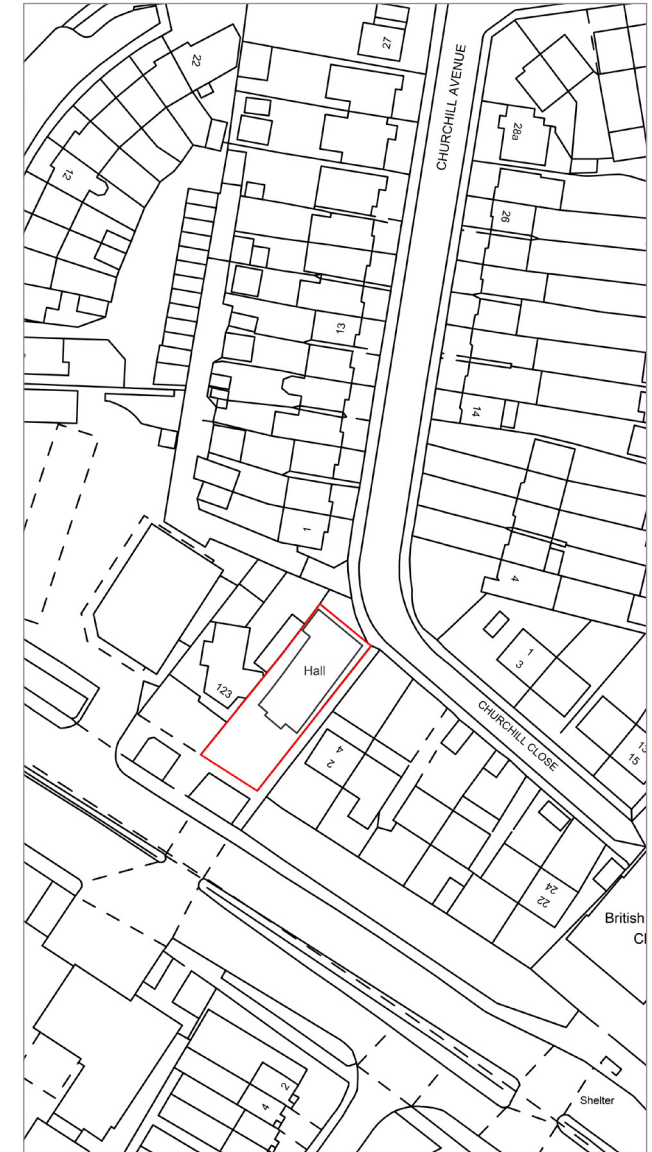
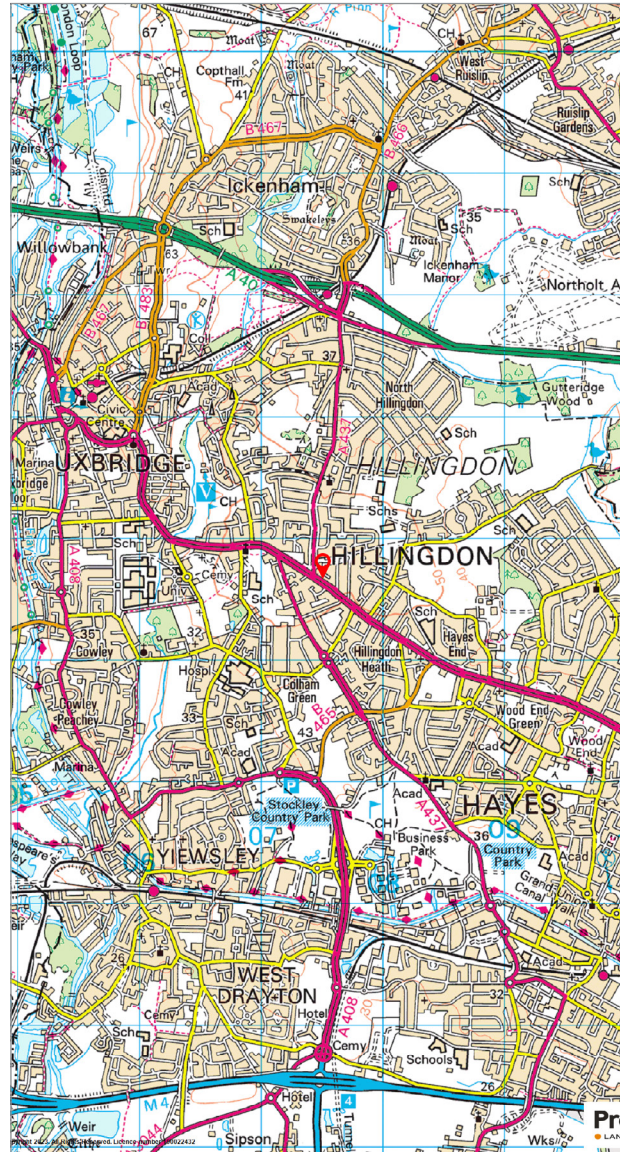
Location

The property is located in Hillingdon, West London in the London Borough of Hillingdon.

The property is situated in a mixed residential and commercial area on the A4020 (Uxbridge Road) directly opposite Hillingdon Fire Station. The property is flanked by semi-detached and detached two-storey residential housing to the north and east and by a three-storey split level commercial and residential building to the west.

The property is conveniently located approximately 2.3 miles from Hillingdon Station which provides Piccadilly Line and Metropolitan Line services. The Piccadilly Line provides services to Cockfosters via Central London and to Uxbridge and Heathrow. The Metropolitan Line provides services to Amersham and Uxbridge and to Aldgate.

Hayes and Harlington Elizabeth Line station is approximately 3 miles from the property, providing eastbound services to Shenfield and Abbey Wood via Central London and westbound services to Heathrow Airport and Reading.



Description

The property comprises an attractive mid-century two storey Salvation Army citadel constructed in circa 1960s. The property is of brick construction with a mixture of pitched tile, felt and flat felt roofing. The fenestration is uPVC double glazed.

The ground floor accommodation comprises an entrance hallway, an impressive double height worship hall, storage, kitchen and WCs. On the first floor there is an office. The internal specification comprises plastered and painted walls and painted brick walls with a mixture of carpeted, vinyl and tiled flooring. The ceilings are plastered and painted apart from the worship hall which has an exposed timber apex ceiling.

Externally, there is a small car park to the front of the property with space for six cars.

Accommodation

The property provides the following Gross Internal Floor Areas:

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.042 hectares (0.10 acre).

Accommodation	Gross Internal Floor Area	
	Sq M	Sq Ft
First Floor	39	421
Ground Floor	173	1,860
Total	212	2,281

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 Hillingdon. The property is not listed nor is it situated within any conservation areas.

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 £700,000 subject to contract and exclusive of VAT.

Overage and Clawback

Our client would look favourably upon the inclusion of overage or clawback as part of any offer made, if the proposal is for an alternative use or the creation of any additional floor space.



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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Particulars issued June 2024.