



Commercial (EPC Rating:)

THE PAVILION NURSERY, PAVILION BUILDING ASHLEY GARDENS, WEMBLEY, (From) Per Annum **£2,500 (From) Per**



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Expertise Experience Engagement



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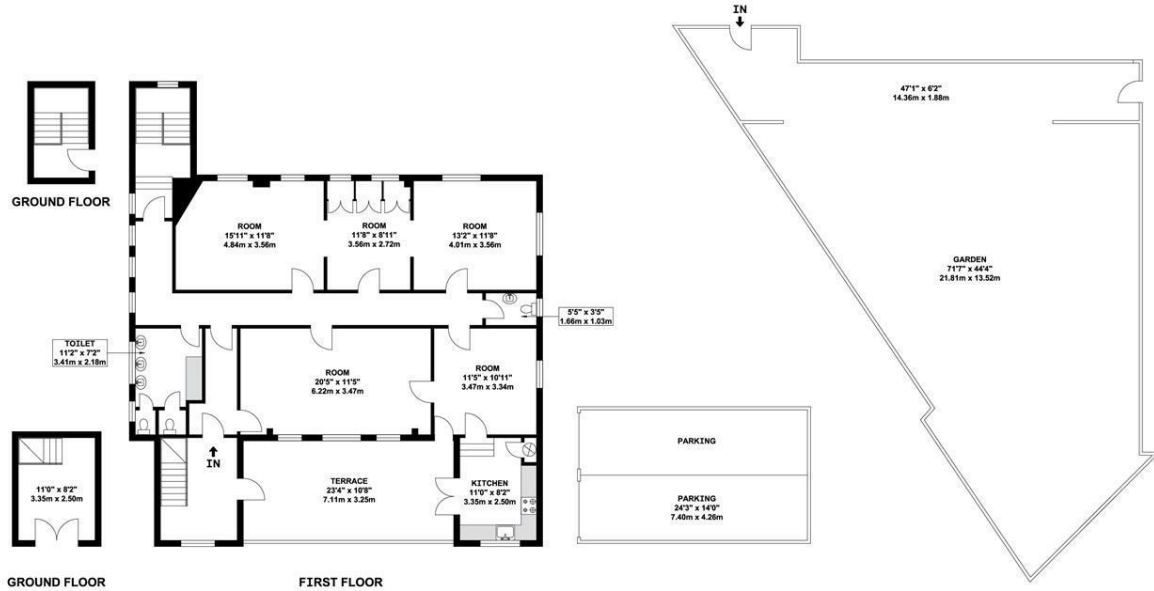
.A two -story converted building arranged over first floor , with a gross internal floor area of approx. 1799.18 sq ft including outdoor terrace. We are advised the property has E planning use, making it ideal for a host of users within class E, including day nursery, medical/dental, gym/fitness, etc or alternative uses, subject to planning. The property benefits from an expansive and secure outdoor space, ideal for use as a children's play area, as well as a parking area with capacity for 2 cars. The property features a spacious open-plan layout and boasts a contemporary, modern finish, having been recently refurbished.

Terms by way of a full repairing and insuring lease for a term to be negotiated. The asking rental is £25,000 per annum. The rent is payable quarterly in advance.

The ingoing tenant to pay the landlords reasonable legal fees and their own legal fees. A holding deposit of £1000 will be required to place this property under offer and remove it from the market.



PAVILION NURSERY, PAVILION BUILDINGS,
ASHLEY GARDENS, WEMBLEY HA9



APPROX. GROSS INTERNAL FLOOR AREA 1559.26 SQ. FT / 144.86 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE TERRACE 1799.188 SQ. FT / 167.15 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Council Tax Band

Exempt

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

0208 904 8822

info@haymills.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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