



SALVATION ARMY CITADEL, 71 COLDHARBOUR LANE, HAYES, UB3 3EE

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 outside space
- Gross Internal Floor Area (GIA) of 263 sqm (2,543 sq ft)
- Site area of c. 0.1 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 £550,000

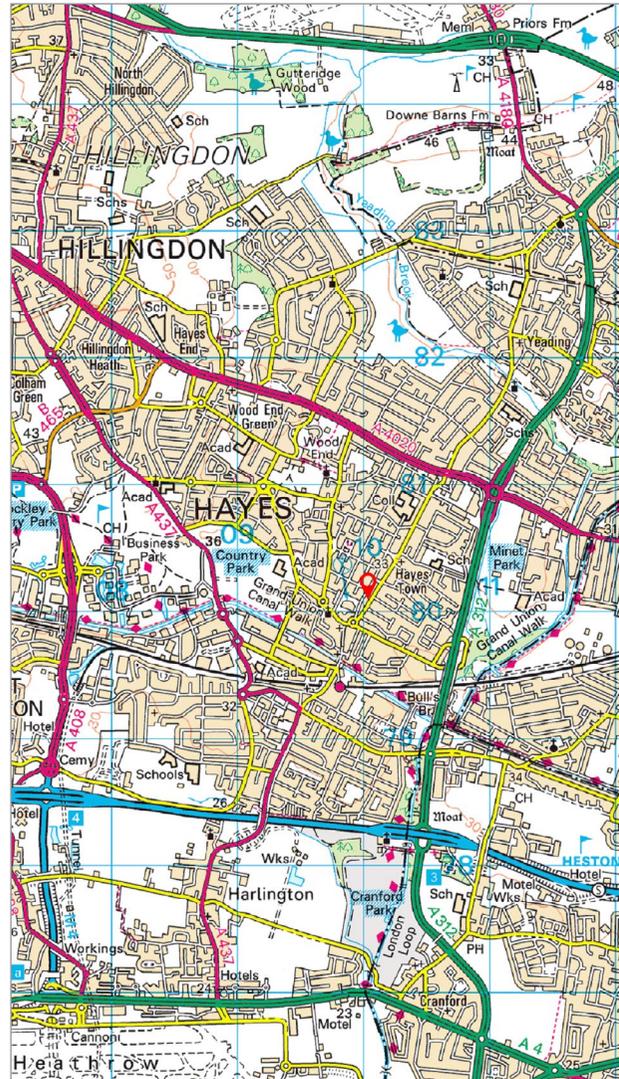


Location

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

The property is situated in a thriving retail parade consisting of local convenience shops serving the surrounding area.

The property is 0.5 miles from Hayes & Harlington Station which provides Great Western Railway and Elizabeth Line services into Central London and Reading. Road and bus connections are good with the property being situated on Coldharbour Lane leading to the M4, providing road connections in and out of Central London.



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Description

The property comprises a traditional two storey semi-detached Salvation Army Hall constructed in the 1930s. The main hall is of brick construction with a pitched, tiled roof with a mixture of uPVC double glazed windows and timber framed double glazed windows. There is a modular unit to the rear which has metal cladding and a pitched felt roof.

Internally, the accommodation comprises a double-height hall with ancillary offices, storage, kitchen and WCs. At first floor level there is loft accommodation above the main entrance which is currently used as storage space. The modular unit is currently being used as storage but could be converted for alternative use. The accommodation comprises laminate floors, plaster and painted walls and a suspended ceiling.

Externally, there is a small, paved outside area and passageway. The property abuts the pavement to the front.

Condition

The property has been impacted by a fire from the adjacent building.

Accommodation

The property provides the following Gross Internal Floor Areas:

Accommodation	Gross Internal Floor Area	
	sq m	sq ft
Ground Floor	194	2,085
Store	42	457
Total	263	2,543

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.04 hectares (0.1 acres).



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 situated within a Town Centre and also sits within the Hayes Housing Zone and is a designated Hotel Growth Location.

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

An EPC has been commissioned for the property and will be made available on request.

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 £550,000, 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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