



## SITUATION

Located at the rear of the Church Road shopping parade in this popular commercial and residential area and amongst multiples such as **Sainsbury's, Barclays Bank, Santander, Subway, Preston Bennett, Boots Pharmacy** and **Costa Coffee**.

Stanmore is a prosperous residential suburb of north west London located between Edgware and Hatch End enjoying excellent transport links via Stanmore Station (Jubilee Line), the A41, A5 and M1 (Junction 4) approximately 10 miles from central London.

## PROPERTY

**A former bake house with planning permission to convert from storage to a two storey office building.**

## PLANNING

Planning Permission was granted on 21st November 2017 by Harrow Council for the 'Change of use from storage (use class B8) to office (use class B1 (a)); external alterations' in accordance with the development described in the application and submitted plans. Planning reference – P/4100/17.

However, the Architects have advised that in view of the dilapidated state of the building, the only viable option would be to demolish and rebuild using the same floor plate.

**Planning Documentation available from Auctioneers.**



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## PROPOSED NEW BUILDING (Same floor plate as existing building)

### Ground Floor

Office, Kitchen, WC GIA Approx. 330 sq ft

### First Floor

Office GIA Approx. 260 sq ft

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

# Vacant Building with Planning Permission

The Surveyors dealing with this property are  
**Jonathan Ross** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## Vendor's Solicitors

Gattas Denfield

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