



ACTING ON BEHALF OF RECIEVERS

UNIT 2 COSGROVE HOUSE

HATTON ROAD, WEMBLEY, HA0 1EH

GROUND FLOOR
EDUCATIONAL
INVESTMENT FOR SALE

RIB

ROBERT IRVING BURNS

Alexander
Lawson
Surveyors



LOCATION

The property is located within a modern residential development in a prominent position with exposure to the main road (A4005), directly connecting to the A40 with access to the M25, A406 North Circular Road and the M1.

The property further benefits from excellent public transport links, with Alpertons Underground Station (Piccadilly Line) situated a few minutes' walk from the property.

Numerous bus routes also service the area including the 79, 83, 224, 245, 29 and 485 providing access to Ruislip, Uxbridge, Central Middlesex Hospital, Ealing Broadway and Harrow.



DESCRIPTION

The premises comprises a ground floor E class property, situated within a mixed-use development constructed in 2015. The premises benefit from natural light on three sides with a reception area towards the front with a number of glass partitioned classrooms/ offices and a kitchen area.

FLOOR AREA		
FLOOR	SQM	SQFT
Ground	213.20	2,295

LEASE INFORMATION

The property is let to Talent Engaged Academy on a 10 year lease, from 24th December 2019 at a rent of £50,000 pa. There is a tenant only break option in the 5th year, subject to 3 months written notice.

TENANCY INFORMATION

Talent Engaged Acadamey is a charitable organisation (Charity No: 1158559) which was registered with the Charity Commission on 15 September 2014.

The charity also operates in Birmingham, Ealing, Harrow and Solihull.

Courses are provided for children in primary school, 11+ entrance exams, as well as Y6 SATS Tuition, key stage 3, GCSE's and A- Levels.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

TBC.

TENURE

A 125 year Long Leasehold Interest from 13th March 2018, at a Peppercorn Ground Rent.

PRICE

Upon Application.

VAT

The property is elected for VAT and it is envisaged that the transaction will be treated as a TOGC (Transfer of Going Concern).

CONTACT

Viewings and further information can be obtained from Joint Sole Agents of **ALEXANDER LAWSON** and **ROBERT IRVING BURNS**.

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