

## Stanmore

### The Elms Lawn Tennis Club, 12 Pynacles Close, Middlesex HA7 4AF

- **Freehold Site used as a Tennis Club**
- Let on a 15 Year Lease, Commencing on 25th March 2011
- Occupying a Site extending to Approximately 0.354 Hectares (0.876 Acres)
- Current Rent Reserved  
**£10,868 per annum**

#### BY ORDER OF TRUSTEES



#### Seller's Solicitor

Messrs Moon Beaver Solicitors (Ref: DA).  
Tel: 0207 400 7770.  
Email: daddrison@moonbeever.com

#### Joint Auctioneers

Messrs Wenlock & Taylor (Ref: PW).  
Tel: 0208 969 0122.  
Email: info@wenlocktaylor.co.uk

#### INVESTMENT – Freehold Site



NB. The plan is for identification only. © Crown Copyright, ES 100004106

#### Tenure

Freehold.

#### Location

The property is situated on the eastern side of Pynacles Close, to the north of its junction with Church Road (A410). Church Road provides direct access to Stanmore Hill (A4140) and Edgware Way (A41) to the east. Junction 4 of the M1 Motorway is approximately 2.2 miles to the north-east. Local shops and amenities are available on Church Road and The Broadway (A410), with the more extensive facilities of Central London to the south-east. Stanmore Rail Station is 0.6 miles to the east providing access to the Jubilee Line. The open spaces of Bernayes Gardens and Stanmore Country Park are nearby.

#### Description

The property comprises a site upon which is a detached timber frame building, outbuildings, three full-size tennis courts and four junior tennis courts. All court areas are macadam surfaced and enclosed within a wire fenced and part walled area. The site extends to approximately 0.354 hectares (0.876 acres) and benefits from a car parking area with approximately 15 spaces.

#### Accommodation

**Site Area: Approximately 0.354 Hectares (0.876 Acres)**

#### Tenancy

The property is subject to a lease in favour of The Elms Group Ltd for a term of 15 years, commencing on 25th March 2011 and ending on and including 24th March 2026. The lease was subject to a rent review on 25th March 2016 at an agreed rent of £10,868 per annum exclusive. The lease is subject to an additional CPI indexed rent review on 25th March 2021.

#### Planning

Local Planning Authority: Harrow Council.  
Tel: 020 8901 2650.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.