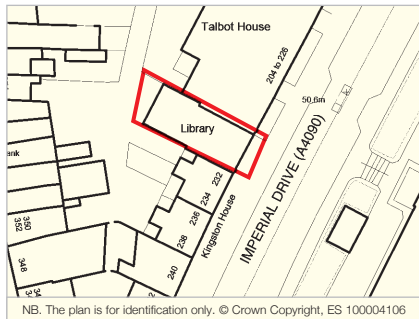


Harrow **Rayners Lane Library,** **Imperial Drive,** **Rayners Lane** **Middlesex** **HA2 7JW**

- **A Freehold Former Library with D1 Institutional Planning Use**
- Gross Internal Area Approximately 800 sq m (8,612 sq ft)
- Possible potential for Conversion to provide Self-Contained Flats, subject to obtaining all necessary consents
- Possible potential for the Addition of one or more further Floors subject to obtaining all necessary consents

BY ORDER OF THE LONDON BOROUGH OF HARROW



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register. (Ref: AW and JD).

Seller's Solicitor

Messrs Harrow Council Legal Services
 (Ref: MD).
 Tel: 020 8416 8494.
 Email: matthew.dineen@harrow.gov.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

Imperial Drive (A4090) is the continuation of Station Road, North Harrow. The property itself is situated on the west side of Imperial Drive, to the north of its junction with Rayners Lane. Extensive shops and amenities are available in Rayners Lane and nearby Harrow. Communications are afforded by Rayners Lane Underground Station (Metropolitan and Piccadilly Lines). The open spaces of Roxbourne Park and West Harrow Recreation Ground are also within reach.

Description

The property comprises a former library with D1 institutional use arranged over lower ground, ground and two upper floors with a further mezzanine level. The building benefits from an area of parking to the rear and access from both Imperial Drive and the service road to the rear.

Accommodation

Lower Ground Floor – Large Area with Shutters to Rear, Further Room Off

Ground Floor – Main Library, Stairs up to Further Area, Reception Area, Further Room

Lower Ground/Ground Floor Rear – Kitchen Area, Room, Separate WC/wash basin

First Floor – Room, Galleried Floor with Two Further Rooms/Offices

Second Floor – Room, Boiler Room

We understand from the Vendors that the approximate Gross Internal Area is 800 sq m (8,612 sq ft)

Planning

Local Planning Authority: London Borough of Harrow.
 Tel: 0208 863 5611.

The property may afford possible potential for a variety of uses, including conversion to provide self-contained flats. The building may also afford potential for the addition of one or more further floors, subject to obtaining all necessary consents.

Planning Brief

The Vendors have prepared a planning brief, copies of which are available for inspection within the legal pack.

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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

