



177 FIELD END ROAD, EASTCOTE, HA5 1QS

LOCATION

Eastcote is a popular local shopping area with good parking facilities. Major multiples represented include Lidl, Sainsbury's, Tesco, Boots, Superdrug, Costa Coffee and Wenzels.

DESCRIPTION

Former HSBC Bank premises suitable for a variety of purposes, subject to consents.

Please note this is the left hand side only of the double unit.

Our client has obtained planning consent for 2 flats at the rear.

London Borough of Hillingdon
Planning Ref 6588/APP/2020/4028 (see copy attached).
Please note plans are not to scale.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Shop	970 sq ft
Staff Room	172 sq ft
Store (containing safe)	250 sq ft
First Floor Store	218 sq ft
WC's	
Total	1,610sq ft

FOR SALE OR TO LET

WITH PLANNING FOR 2 FLATS

FORMER BANK PREMISES

PRICE £800,000 (NO VAT)

RENT OFFERS IN EXCESS OF £35,000 PAX

£800,000

TERMS

Available freehold with vacant possession but subject to the long lease of the flat at the front of the building. This let on a lease expiring December 2187 at a peppercorn rent.

PRICE

Freehold £800,000 (VAT not chargeable)

RENT

Offers in excess of £35,000 pas on a new full repairing and insuring lease for a term to be agreed.

RATES

To be separately assessed

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (90). We believe this may cover 177 & 179 Field End Road.

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL



Dla Town Planning Ltd
5 The Gavel Centre Porters Wood
St Albans
AL3 6PQ

Application Ref: 6588/APP/2020/4028

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Change of use from financial services (Use Class E) to 2 x 1 bedroom self contained flats (Use Class C3) with alterations to existing opening and installation of new openings

Location of development: 177 Field End Road Eastcote Pinner

Date of application: 17 December 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 10 February 2021

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 6588/APP/2020/4028

SCHEDULE OF CONDITIONS

- 1 · The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable implications with regard to transportation, highway safety, contamination, flooding, loss of retail function or the design and appearance of the building.
- 2 · Prior to the first occupation of the flats details of facilities to be provided for the storage of refuse bins within the site shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy DMHB11 and Policy DMT6 of the Hillingdon Local Plan - Development Management Policies (2020).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 6588/APP/2020/4028

SCHEDULE OF PLANS

600/1 Rev. A - received 07 Dec 2020

600/2 Rev. A - received 07 Dec 2020

600/3 Rev. C - received 07 Dec 2020

600/4 Rev. C - received 07 Dec 2020

Covering Letter/Statement - received 07 Dec 2020

600/5 Rev. A - received 07 Dec 2020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



