

VDBM

Chartered Surveyors

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1 LANKERS DRIVE HARROW, HA2 7PA



- **D1 - MEDICAL**
- **1,853 SQ FT**
- **REAR GARDEN 45 FOOT**
- **10 ROOMS**
- **£950,000 FREEHOLD**

LOCATION

A substantial semi-detached property conveniently situated for the shopping and transport facilities at Rayners Lane, North Harrow with many bus services. The premises have for 20 years been operating as a Doctors Surgery.

DESCRIPTION

Former surgery and premises. Ground floor offers entrance/reception, two surgery rooms, large office, disabled WC. First floor offers five consulting rooms with WC & shower. Second floor offers single consulting room and WC.

Ground Floor	896 sq ft
First Floor	740 sq ft
Second Floor/ Loft Area	<u>217 sq ft</u>
Total	1,853 sq ft

Benefits include double storey side extension, a double storey rear extension and a loft conversion providing a total of 10 rooms with toilet facilities on all 3 floors.

The premises has a front entrance from Lankers Drive together with a gated side entrance from Dukes Avenue with a disabled ramped access. Rear garden.

Parking to the front for 3 cars and to the rear for 2 cars plus further off street parking to the rear is available.

PRICE

Price: £950,000 Freehold For Sale

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £19,250

For verification purposes, prospective occupiers are advised to make their own enquiries.

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 (87).

VIEWING

Strictly by appointment through VDBM on 01923 845222