

GUIDE PRICE
£750,000

BIDDING DEPOSIT
£20,000

DIGITAL AUCTION DATE
5th August 2021

BY ORDER OF
Receivers



Champions Temple, 2 Clifford Way, Neasden, London, NW10 1AN

Freehold church hall/community centre (F1 Use Class) of approximately 412.49 sq m (4,440 sq ft) with development potential, subject to consents

Bid1.

Property Summary

- On the Instructions of Colin Richard Jennings & Stephen Michael Skinner of Sanderson Weatherall LLP as Joint Fixed Charge Receivers
- Freehold church hall/community centre of approximately 356.21 sq m (3,834 sq ft)
- F1 Use Class
- Site area 375.31 sq m (4,040 sq ft)
- Development opportunity (subject to consents)

Location

Neasden is located in London Borough of Brent, approximately 8 miles north-west of central London, 5 miles south-east of Harrow and 3 miles south-west of Brent Cross. Wembley Stadium is close by.

The property is situated on the north side of Clifford Way which runs east-west from Dudden Hill Lane (A4088) to Park View Road in a mainly residential area. Neasden underground (Jubilee Line) is situated a 0.5 miles to the south-west whilst recreational facilities at Gladstone Park are just to the east.

Description

The property comprises a detached church hall/community centre extending to approximately 412.49 sq m (4,440 sq ft). The ground floor is arranged as a main hall and kitchen, whilst the first floor is a gallery area and a number of rooms used as offices and storage. There is off-street parking to the front of the property.

Planning

The property may suit a number of alternative uses including redevelopment, subject to obtaining the necessary consents. For further information contact London Borough of Brent (020 8937 1234) www.brent.gov.uk

VAT

We understand VAT is not payable



Tenure

Freehold

EPC

Please refer to the legal pack

Note

The completion period will be 20 business days. If an interested party requires an extension to this, the receivers will agree to a maximum of 12 weeks from the date of the contract, subject to the purchaser paying their security and insurance costs estimated at £4,000 per week for the extension period once the initial 20 business day period has expired.

Unit	Floor	Accommodation	GIA
Champions Temple	Ground	Hall and kitchen	206.07 sq m (2,218 sq ft)
	First	Gallery area, offices, storage	206.42 (2,222 sq ft)
TOTAL			412.49 sq m (4,440 sq ft)

The floor areas are stated as Gross Internal Area. The plan is for identification purposes only and we refer you to the Title Plan in the legal pack.

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Contact BidX1

Simon Bailey

simon.bailey@bidx1.com

+44 (0)20 3929 8403