



HILLINGDON
LONDON

Potential letting opportunity – Sam Philips Pavilion and Playing Field



Sam Philips, Repton Avenue, Hayes, UB3 4AF

- Land and building
- Harlington Sport Centre is located 0.3 miles from the subject property
- Pinkwell Primary School is located 0.4 miles from the subject property
- Close proximity to local amenities including Mercure London Heathrow & Easy Hotel London

Proposed terms Subject To Contract to the Council Formal Approval Process:

Rent: Offers Invited.

Contractual Term: Licence to be agreed on completion for 7 football seasons
(outside of the secure of tenure provisions of the Landlord and Tenant Act 1954 Part 2)

Possible permitted uses

Condition.

As seen.

REPAIRS

To comply with all regulations and restrictions made by the Landlord from time for the management of the building in accordance with the requirements of good management but without derogating in any way from the provisions of the proposed lease.

LEASE TYPE

7-year licence agreed on licence completion date, to be contracted out of the 1954 Landlord and Tenant Act (as above).

RENT

Landlord is accepting inviting offers excluding utility services: electricity, gas and water, rates and any services consumed at the property in relation to the occupation and use.

The Landlord is to insure the property under the Council's block policy.

INSURANCE

ALIENATION

Assignment of the part or whole is strictly prohibited.

RATEABLE VALUE

TBC

REFERENCES

Subject to satisfactory references & formal council approval process.

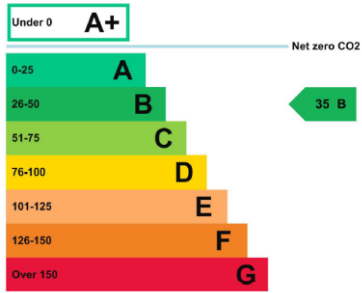
RENTAL DEPOSIT

The tenant will provide a deposit equivalent to six month's rent prior to lease completion.

EPC Rating

Energy rating and score

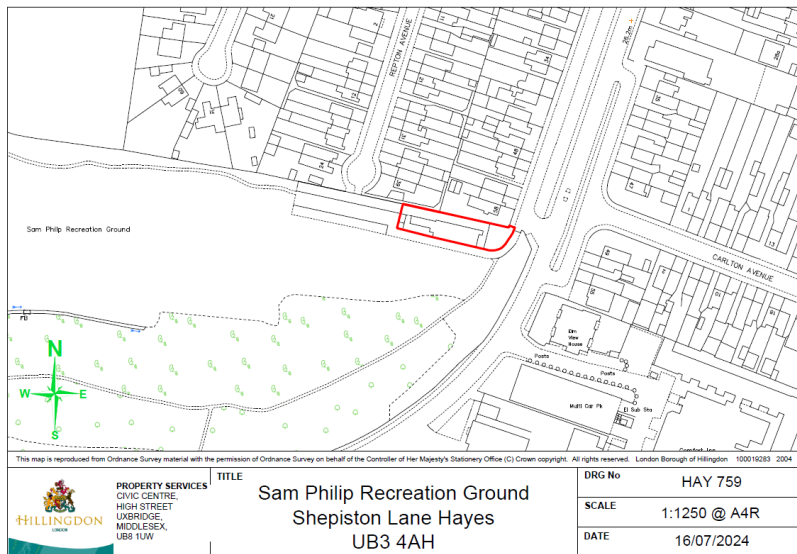
This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Site Plan



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<p>PROPERTY SERVICES HILLINGDON CIVIC CENTRE HIGH STREET UXBRIDGE, MIDDLESEX, UB8 3UW</p>	<p>TITLE Sam Philip Recreation Ground Shepiston Lane Hayes UB3 4AH</p>
<p>DRG No HAY 759</p>	<p>SCALE 1:1250 @ A4R</p>
<p>DATE 16/07/2024</p>	

Subject Demise: All that area of land forming part of the open space edged in red in the plan above.

Sport Pavilion – 179.5 Sq. M. (1,932.14 Sq. Ft)
Playing field: N/A

All enquiries made to:

Mr Tekla Byfield
Email: tbyfield@hillingdon.gov.uk

The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

*All floor areas and measurements within this particular are approximates and not be relied upon for the purpose of this lease transaction

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