

FOR SALE

A FORMER NIGHTCLUB PREMISES LOCATED NEAR HARROW & WEALDSTONE STATION.

FORMER HEAT NIGHTCLUB 32 Railway Approach, Wealdstone, Harrow HA3 5AA



Features

- 3,595 Sq Ft (333.98 Sq M)
- £975,000 for the Freehold
- Suitable for Place of Worship
- Development Potential
- Adjoining Office Buildings Available
- Area of Regeneration

Summary

A rare opportunity to acquire a prominent former purpose-built nightclub situated almost directly opposite Harrow & Wealdstone Station. Extending to approximately 3,595 sq ft GIA across ground floor and balcony first floor accommodation, the property is currently closed and requires refurbishment, offering significant asset management and repositioning potential.

The building is considered suitable for a range of alternative uses, subject to the necessary consents, including a community centre, place of worship, gym, wellness centre, martial arts studio, creche, or other leisure and community-focused occupiers.

Strategically positioned within a designated planning zone supporting tall buildings, the property also benefits from longer-term redevelopment potential. The adjacent office buildings are also available for sale by Chamberlain Commercial, presenting the possibility to assemble a larger, comprehensive development site in a highly accessible town centre location.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

The property is located between Harrow Town Centre and Wealdstone High Street, in the London Borough of Harrow and approximately 14 miles North West of Central London. The property is within close walking distance of Harrow & Wealdstone Station, a major transport Hub with a fast train service to Euston within 15 minutes.

Description

Originally purpose built as a dance hall in the 1950's, the property has operated as nightclub venue for over 50 years. The building has a large ground floor space consisting of entrance foyer, bar area, dancefloor and stage. At first floor level is a balcony space overlooking the dance floor and a further bar area. There are male and female toilets, a kitchen, basement storage and ancillary offices.

Accommodation

Ground	224	2,411
First	110	1,184
Total	334 m2	3,595 sq ft

Tenure

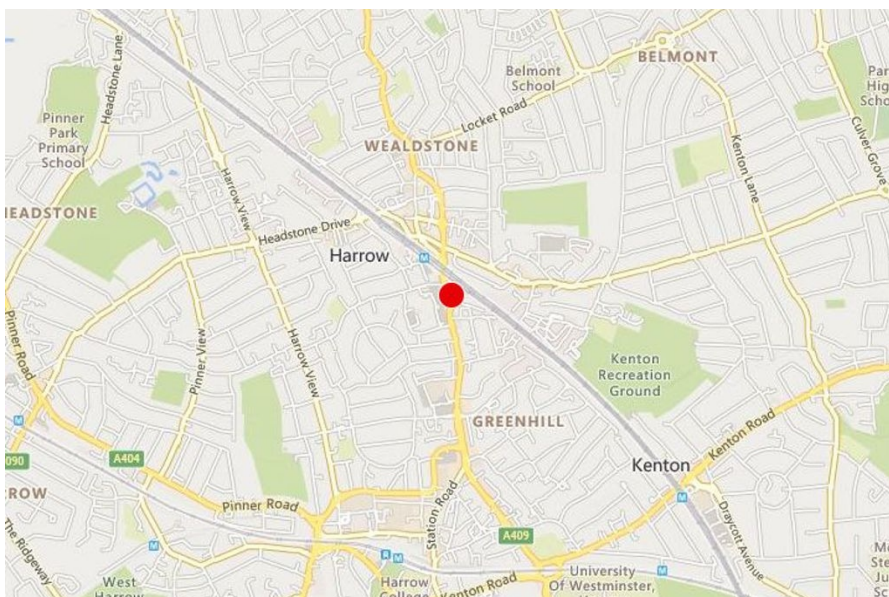
Freehold

Terms

The property is for sale freehold with full vacant possession. The asking price is £975,000 (Nine Hundred and Seventy Five Thousand Pounds). There is no VAT on the sale price.

Business Rates

The current rateable value is £50,500 (April 2026 Value) and rates payable are £19,291 after allowing for hospitality relief.



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Planning

The property currently has a Sui Generis use for a nightclub. Alternative uses may be possible including a place of worship, community centre, fitness/wellbeing/martial arts studio.

The building sits in a planning zone area of high building and within the Wealdstone area for residential intensification. The adjoining offices of 34 & 36 Railway Approach are also for sale via Chamberlain Commercial and collectively these properties form a potential site for a comprehensive residential development, subject to Local Authority consent.

Viewing

Strictly by appointment via the sole agents Chamberlain Commercial. The property is occupied by security guardians and 24 hours notice is required for access.



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