

Hooper

NAYLOR FRIEND

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## **FORMER CHURCH PREMISES** **TO LET**

LOCATED ON A BUSY THOROUGHFARE AND PROVIDING SUBSTANTIAL AND HIGHLY UNUSUAL ACCOMMODATION AND AVAILABLE UNDER A NEW LEASE.

## **CHURCH PREMISES, CORNER OF** **CHURCHMORE ROAD, STREATHAM VALE** **SW16 5UZ**

### **LOCATION**

The property is situated setback from Streatham Vale on the corner of Churchmore Road roughly in the centre of Streatham Vale. The property is within easy walking distance of Streatham Common overground station which gives relatively easy access London Victoria via Clapham Junction. There are also bus routes servicing the vicinity giving access to other nearby areas.



## **DESCRIPTION**

The property comprises a single storey but extremely lofty church building built on its own self-contained site. The property provides largely open plan church premises with extraordinarily high ceiling heights together with some ancillary accommodation to the rear. The property is considered suitable for a wide variety of uses. The landlords prefer a commercial D1 operator.

## **ACCOMMODATION**

<b>Main Church</b>	<b>615.46m<sup>2</sup> (6625 ft<sup>2</sup>) (approx)</b>
<b>Additional Room</b>	<b>29.72m<sup>2</sup> (320 ft<sup>2</sup>) (approx)</b>
<b>2 x WC's</b>	
<b>Front forecourt and side, outside areas</b>	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.



## **TENURE**

The property is offered by way of a new lease the length of which is to be negotiated, on full repairing and insuring terms. It should be noted that it is intended that the lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 Part II, as amended.

## **USE/PLANNING**

We understand the property currently falls within Class D1 (Church) of the Current Town and Country (Use Classes) Order and will suit a variety of commercial and non-commercial uses. The property is particularly suited to other uses within Class D1 including training, education and/or community uses. All interested parties should specify their intended use prior to serious enquiry. Prospective tenants are also advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**IT SHOULD BE NOTED THAT THE LANDLORDS DO NOT WISH TO LET THE PROPERTY AS A PLACE OF WORSHIP.**

## **RENT**

An initial rent of **£50,000 (fifty thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.