

**FORMER PRIVATE CLUB, SNOOKER  
HALL AND FUNCTION ROOMS  
WITH RESIDENTIAL PLANNING  
PERMISSION  
FOR SALE**

AVAILABLE UNDER A LONG LEASE/VIRTUAL FREEHOLD INTEREST AND WITH PLANNING PERMISSION FOR EIGHT FLATS AND TWO OFFICE UNITS

**SPRING HILL SYDENHAM SE26**

**LOCATION**

The property is situated with direct access from Spring Hill which is a small no-through road off the Cobbs Corner roundabout just a short walk from Sydenham mainline station. Sydenham is a popular South London residential location with a good deal of Victorian housing stock together with some more modern developments. Sydenham Road provides local shopping including small supermarkets and many multiple retailers. Bell Green in Lower Sydenham provides a major Sainsburys Savacentre. Sydenham mainline station gives easy access into Central London and may benefit from inclusion in the extension of the East London line tube.

**DESCRIPTION**

The property comprises accommodation effectively arranged over ground, first and second floors and has most recently been used as a private members club, snooker hall and function rooms. The property forms part of a much larger premises which includes other leisure facilities including LA Fitness Gym and a large Business Centre.

**ACCOMMODATION**

Total existing accommodation comprises :-

Ground Floor	292.63m <sup>2</sup> (3150 sq ft) (approx)
First Floor	559.30m <sup>2</sup> (1835 sq ft) (approx)
Second Floor	188.59m <sup>2</sup> (2030 sq ft) (approx)
<b><u>Total</u></b>	<b><u>1040.52m<sup>2</sup> (7017 sq ft) (approx)</u></b>

Various staircases and wells etc

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 125 year Building Lease at a peppercorn ground rent.

### **USE/PLANNING**

The property has most recently been used as a Private Members Club, Snooker Hall and Function Rooms together with ancillary offices and forming part of the wider building. The property now benefits from a planning consent dated 25 January 2005 for the change of use and conversion by way of alteration and extension to provide 8 flats and 2 office units together with 4 car parking spaces. Copy plans are available upon request.

### **PRICE**

**£850,000 (eight hundred and fifty thousand pounds)** is sought for our clients long leasehold interest in the above.

### **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.