

**RAPLEYS**

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## TO LET **Dual Office and Community Use**

7 Elthorne Road, Archway  
London N19 4AJ

CONTACT **Adam Harvey**  
07780 670356 | adam.harvey@rapleys.com



An attractive two storey property  
Dual B1 office and D1  
non residential community use  
Available by way of a new lease  
on terms to be agreed

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### Location

The property is located on the western side of Elthorne Road at the corner with Boothby Road and not far from the junction with Holloway Road (A1).

There are a number of bus routes running east and west along the Holloway Road. Archway Underground station (Northern Line) is a short walk to the west and Upper Holloway mainline railway station a short walk to the southeast. The area provides a mix of residential and commercial properties. The property is well located to access local amenities.

### Description

The property is a traditional brick built mission hall under a pitched slate roof. The accommodation is set out over ground and first floors and provides a reception area, hall, offices, kitchen and toilet facilities at ground floor level. There are further toilets off the half landing and the main hall, further offices and a disabled WC at first floor level. The property benefits from a lift running between the ground and first floors. The lift is currently out of use.



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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Ground floor</b>		
Hall	64.70	696
Office 1	17.33	186
Office 2	11.68	125
Office 3	9.08	97
Kitchen	14.54	156
<b>Total</b>	<b>117.33</b>	<b>1,262</b>
<b>First floor</b>		
Classrooms 1-3	106.71	1,148
Internet cafe	32.87	353
Interview room	13.10	141
Office	11.26	121
<b>Total</b>	<b>163.94</b>	<b>1,763</b>
<b>Overall total</b>	<b>281.27</b>	<b>3,025</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Available by way of a new lease on terms to be negotiated.

### Terms

We are seeking an initial rent in excess of £50,000 per annum.

### Planning

The building is subject to the policies of the London Borough of Islington's local plan. The building has a dual D1 and B1 use under the Town and Country Planning (Use Classes) Order.

The D1 Use Class is described as non-residential institutional use and states that a building such as this can be used for a variety of community purposes including a place of worship, a children's day nursery, creche, public hall, museum, health centre, clinic, art gallery and non-residential educational uses, without the need to obtain planning permission for a change of use.

Class B1 of the Town and Country (Use Classes) Order is referred to as business uses and includes offices, research and development, studios, laboratories and high tech uses as well as light industry and business uses capable of being carried out in a residential area without harm to amenity.

The property is not listed nor is it located within a conservation area. Interested parties are encouraged to make their own enquiries of the London Borough of Islington's planning department.

### Rating

We are advised that the Rateable Value for the property is £57,000 and the UBR for 2018/19 is 49.3p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

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### Energy Performance

Energy Performance Asset Rating: E-103.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Through the sole agent Adam Harvey at Rapleys LLP.

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