

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## FOR SALE **Community Hall**

Edmonton Central Seventh-Day Adventist Church,  
11 Cuckoo Hall Lane, Edmonton, London N9 8DH

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



D1 use community hall and adjoining premises

Suitable for a variety of non-residential community uses

Available with vacant possession

Potential for redevelopment, subject to planning consent



## FOR SALE Community Hall

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

rapleys.com  
0370 777 6292

Edmonton Central Seventh-Day Adventist Church,  
11 Cuckoo Hall Lane, Edmonton, London N9 8DH

### Location

The property is located on the south side of Cuckoo Hall Lane, close to the junction with Hertford Road to the west. Ponders End, Southbury and Edmonton Green mainline railway stations are just over a mile to the northeast, north and south respectively, all providing regular services in to London Liverpool Street. The A10 is approximately a mile to the west providing vehicular access in to Central London 10.5 miles to the south, and to the M25, which is approximately 3 miles to the north. A number of bus routes run nearby. The property is located in a primarily residential road but with good access to local shopping and other amenities.

### Description

The property comprises of two buildings. Building one is a church of traditional brick construction under a mainly pitched tiled roof with UPVC windows and providing a main hall, meeting room, office, kitchen and WC facilities. The second building is of basic brick construction under a part flat/part half pitch felted roof. This building was originally constructed as a light industrial unit. However, it has been used as a mission hall for many years. This building provides a single open plan space. There is limited off road parking on site.

### Tenure

Freehold.

### Terms

We are seeking offers in excess of £750,000.

### Planning

The property is located in the London Borough of Enfield and therefore is subject to the Borough's planning policies. Interested parties are encouraged to make their own enquiries of the Local Authority.

The property is not Listed or located within a Conservation Area.







# FOR SALE

## Community Hall

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

rapleys.com  
**0370 777 6292**

Edmonton Central Seventh-Day Adventist Church,  
11 Cuckoo Hall Lane, Edmonton, London N9 8DH

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Church</b>		
Worship hall	63.98	689
Office	5.45	59
Kitchen	4.19	45
Store	4.79	51
Projector room	1.11	12
<b>Total church</b>	<b>115.98</b>	<b>1,248</b>
<b>Mission Hall</b>	<b>180.60</b>	<b>1,944</b>
<b>Total</b>	<b>296.58</b>	<b>3,192</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.045</b>	<b>0.11</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.

### Services

It is our understanding that mains water, electricity, gas and drainage are provided although it is likely that they are currently disconnected from the Mission Hall.

### Energy Performance

As a place of worship the property is exempt from the Energy Performance Certificate requirements.



# FOR SALE Community Hall

rapleys.com  
**0370 777 6292**

Edmonton Central Seventh-Day Adventist Church,  
11 Cuckoo Hall Lane, Edmonton, London N9 8DH

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

## Rating

As a place of worship used for charitable purposes the property is not listed for Business Rates. Depending on the intended use of a purchaser the property could be assessed for Business Rates in the future.

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

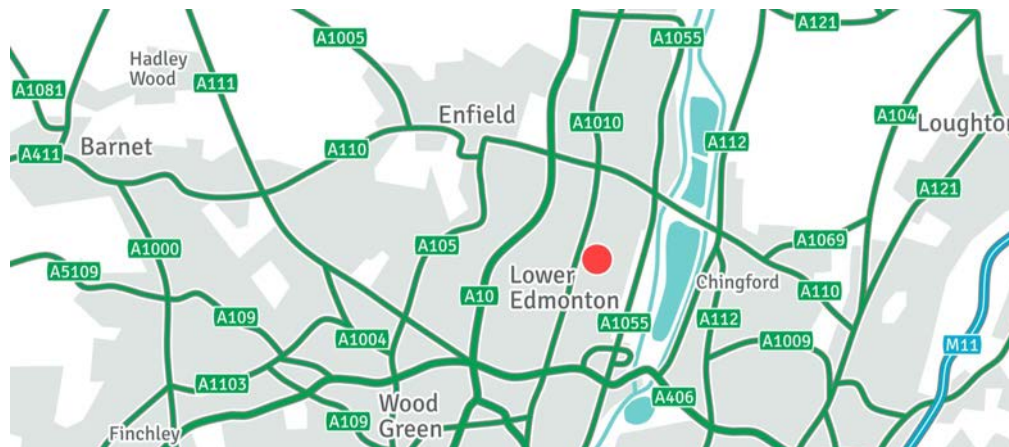
Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## VAT

It is our understanding that VAT will not be payable on the purchase price.

## Viewing

Strictly via the sole agents, Rapleys.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in November 2019.