

RAPLEYS

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0370 777 6292

FOR SALE Former Church Hall/ Redevelopment Opportunity

Grove Road Christian Centre,
Grove Road, New Southgate N11 1LX

CONTACT **Graham Smith**
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Residential development
opportunity STP

Pre-app completed: planning ref
19/02230/FUL

Existing D1 planning use –
places of worship, nurseries or
community use

Flexible accommodation space;
meeting halls/individual rooms

Vacant Possession

Net internal area 346.99 sq m
(3,734 sq ft)

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Location

Located in North London in the London Borough of Enfield, the site has an excellent A road network in the locality for many bus routes and is close to the North Circular (A406).

The property is within walking distance to railway stations with New Southgate station 0.2 mile away and Arnos Grove underground station (Piccadilly line) 0.4 mile away. The church hall is adjacent to the local retail centre with a parade of convenience stores and food outlet venues.

Description

The centre occupies the whole plot with access available around all sides and faces the well known war time commemoration gardens of "The Bombie". It is a traditional brick built structure with pitched roofs generally, providing a variety of accommodation spaces extending to ground and first floors.

The building is largely unchanged in its presentation and of a reasonable condition but would benefit from refurbishment.

Land Registry title AGL235078. The property is not listed.

The LB Enfield planning application 19/02230/FUL remains undetermined. It is an application for redevelopment of the site as a block of 19 apartments; 7x1 bed, 4x2 bed and 8x3 bed with communal roof gardens.

Tenure

Freehold.

Terms

Offers in excess of £2,250,000.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Main hall area	191.60	2,062
Small hall	63.62	685
Side room to stage (1)	10.70	115
Side room to stage (2)	10.70	115
Store	2.44	26
Kitchen	17.85	192
Rear of stage	3.75	40
First floor		
Room 1	9.75	105
Room 2	9.75	105
Room 3	26.83	289
Total	346.99	3,734
	Hectare	Acre
Total Site Area	0.071	0.18

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.

Rating

The property is not currently listed by the VOA as having a business rates liability. 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 on the [Government website](#).



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Energy Performance

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

VAT

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

Viewing

Strictly by appointment with the sole agents.

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.

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