



FOR SALE - Former Church Hall Redevelopment/Occupation Opportunity

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

Key Information

- Existing F1 planning use –places of worship or community use
- Authorisation to grant planning permission for 24 flats (subject to S106 agreement negotiation)
- Flexible accommodation space; meeting halls/individual rooms
- Vacant Possession
- Net internal area 346.99 sq m (3,734 sq ft)

Contact

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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 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 Bombe". 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 but is in a poor condition that would require from refurbishment having been largely unused in recent years.

Land Registry title AGL235078. The property is not listed.

The property has a planning history that can be reviewed online at LB Enfield planning portal, Ref: 19/02230/FUL, 21/031250/FUL, 22/02410/FUL.

Planning

The Head of Development Management at London Borough of Enfield was authorised in November 2022 to grant planning permission (ref 22102415/FUL) - subject to negotiation of a Section 106 Agreement - for demolition of the existing building and construction of a part 5/part 6 storey development of 20 apartments and 4 maisonettes all with private amenity space and access to a shared roof garden. Minutes of the meeting, full committee report and planning history are available on request. Appeals on the Section 106 conditions were dismissed in early 2024. A previous application (ref 21/03150/FUL) for 28 units was refused in December 2021 and another for 19 units (ref 19/02230/FUL) was withdrawn in January 2020.

Tenure

Freehold.

Terms

Guide Price: **£1,500,000**. Unconditional offers are invited.



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	24.99	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 gross 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.

Energy Performance

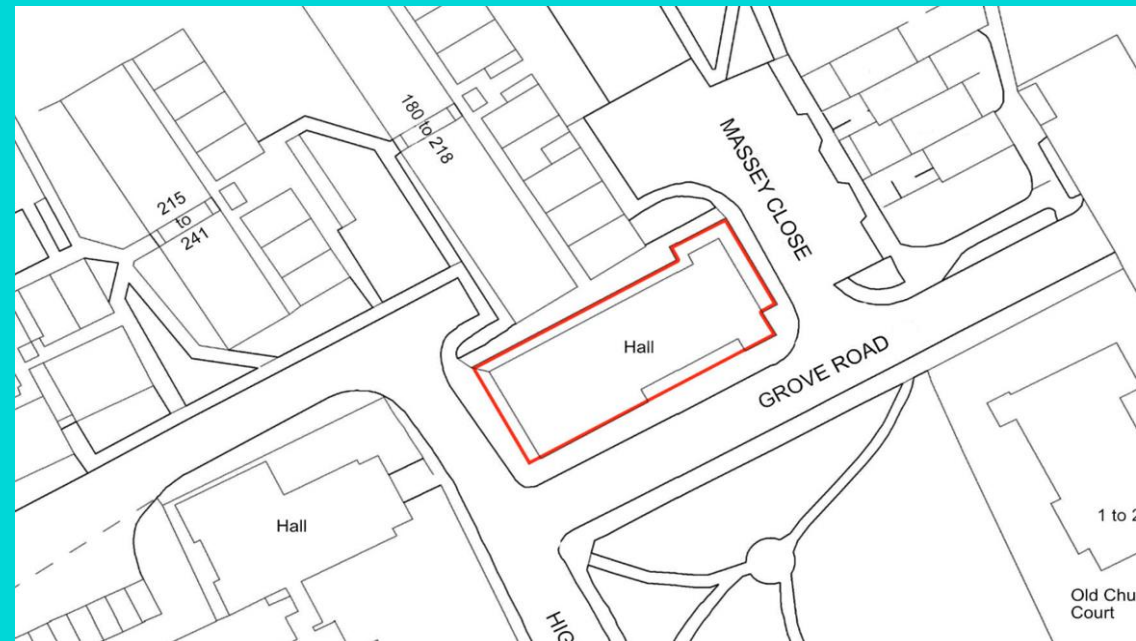
As a place of worship this property is exempt from the Energy Performance Certificate requirement.

VAT

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

Viewing

Strictly by appointment with the joint agents.





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