

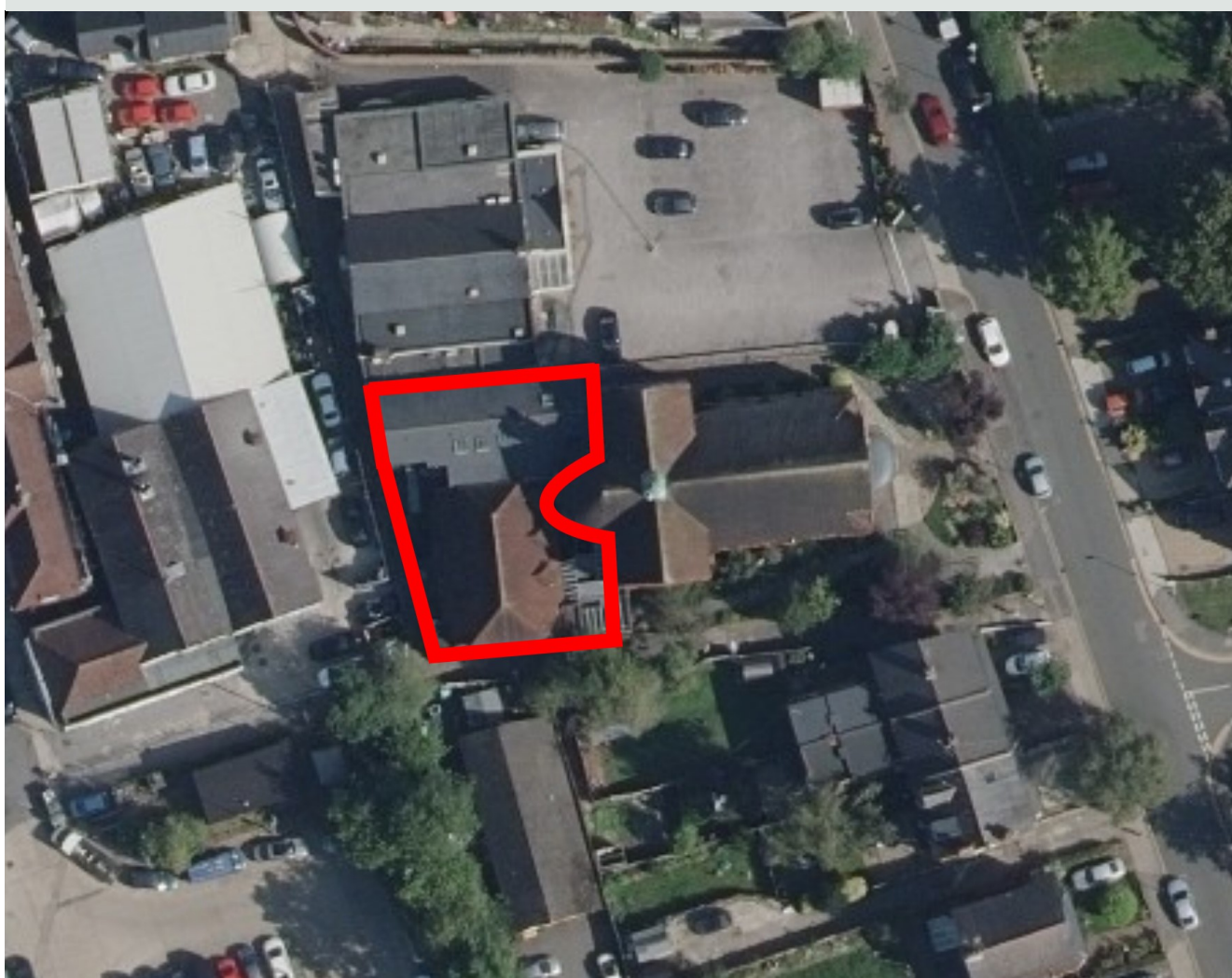
RAPLEYS

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0370 777 6292

FOR SALE Church Halls

St John's United Reformed Church Halls,
Hallowell Road, Northwood, Middlesex HA6 1DN

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



Suitable for a variety of
Community Uses

Available with vacant
possession

Refurbishment and development
opportunity

Includes a main hall, two
smaller halls and ancillary
rooms

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Location

The property is located on the west side and at the north end of Hallowell Road, not far to the south of the junction with Green Lane (B469).

Northwood underground station (Metropolitan Line) is a short walk to the west, providing regular services into Central London via London Kings Cross and London Liverpool Street.

Pinner is approximately 2.5 miles to the south east, Watford just over 4 miles to the north and Central London around 16.5 miles to the south east.

The property is located in a mixed commercial and residential area with good access to local shopping and other amenities.

Description

The property provides purpose built halls of traditional brick construction under pitched tiled roofs. At ground floor level, the accommodation provides a main hall with stage, small hall, office with en-suite WC, kitchen and two disabled WCs.

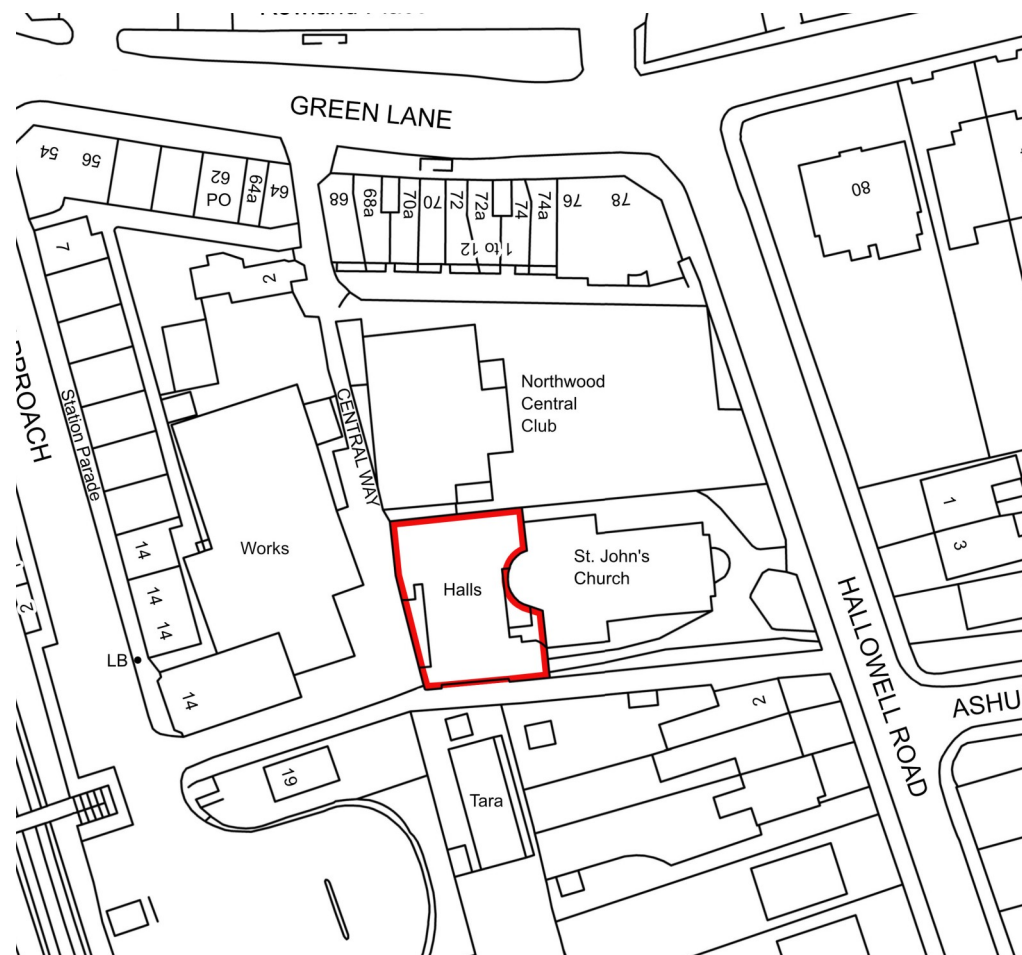
The first floor provides a further small hall with ancillary storage, office/meeting room and male and female WCs. There is a small external yard to the rear of the building.

The halls complex is to the rear of St John's United Reformed Church and the two buildings are currently joined with internal access directly between the two parts.

Our client will be retaining the church building.

Parties should state how they would intend to address making the two buildings self-contained when submitting offers.

For the avoidance of doubt, our client also owns the Tara Hall to the south which will **not** be included in the sale.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor		
Main hall	137.56	1,481
Stage	14.31	154
Small hall	57.05	614
Office with en suite	27.94	301
Kitchen	17.83	192
Disabled WCs		
Total Ground Floor	254.69	2,742
First Floor		
Small Hall	49.14	529
Office/meeting room	23.33	230
Stores	15.47	166
WC facilities		
Total	85.94	925
Grand Total	340.63	3,667

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

The freehold interest is being sold.

Terms

We are seeking offers in excess of £1,000,000.

As the property is joined to the church building, which is being retained by our client, it will be necessary to carry out some works to make the two buildings self-contained. Our client is not carrying out these works prior to disposal.

It will also be necessary to provide separate utility services to the hall as these are currently shared with the church building. Our client is undertaking investigations as to what work will be required and the potential cost.

Interested parties should take the above costs into account when making offers or make an offer on the basis the costs of separating the buildings and services will be deducted from the purchase price.



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Planning

The property falls under what is termed Class F1 Learning and Non-residential Institutions under the Town and Country Planning (Use Classes) Order 1987 (as amended).

This Class provides that a property within this use can be used for a variety of non-residential community uses including the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts.

Use can swap between the above purposes without the need to obtain consent for a change of use.

As a local community hall the use may also fall under the F2 Use Class.

The property is located in the London Borough of Hillingdon and is therefore subject to the Borough's planning policies. Whilst this includes policy to protect buildings in community use the site may have potential for redevelopment to an alternative purpose.

Interested parties should make their own enquiries to the London Borough of Hillingdon's planning department.

Neither the church or halls are Statutorily Listed, however, the church is Locally Listed. Although it is not within the Green Lane Conservation Area, it does abut the boundary and is within an Area of Special Local Character. These factors are likely to be taken into consideration in the event of any planning application.

Rating

As a community hall the property is not currently listed for Business Rates.

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

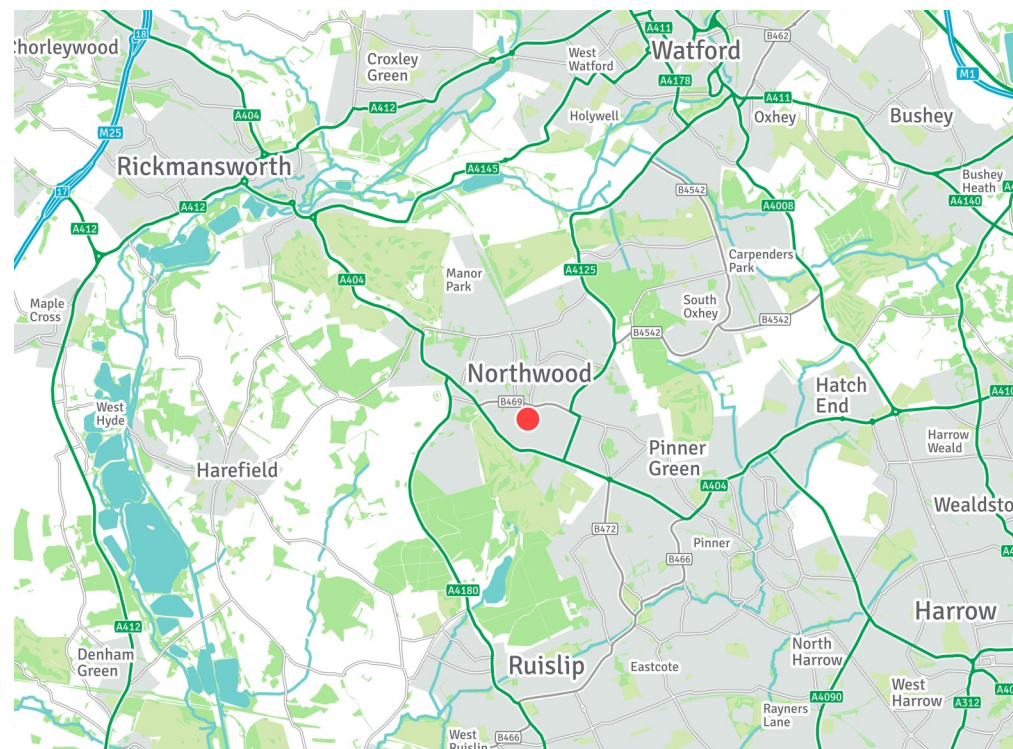
As the property is joined to a place of worship it has been exempt from the EPC requirements. Depending on the future use an EPC may be required.

VAT

It is our understanding that there will be no VAT payable on the purchase price.

Viewing

Strictly via appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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