

RAPLEYS

FOR SALE Church and Hall

rapleys.com
0370 777 6292

Ray Lodge United Reformed Church, Ray Lodge
Road, Snakes Lane East, Woodford Green, Essex,
IG8 7NX

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 two halls, ancillary
rooms, a rear garden and a car
park

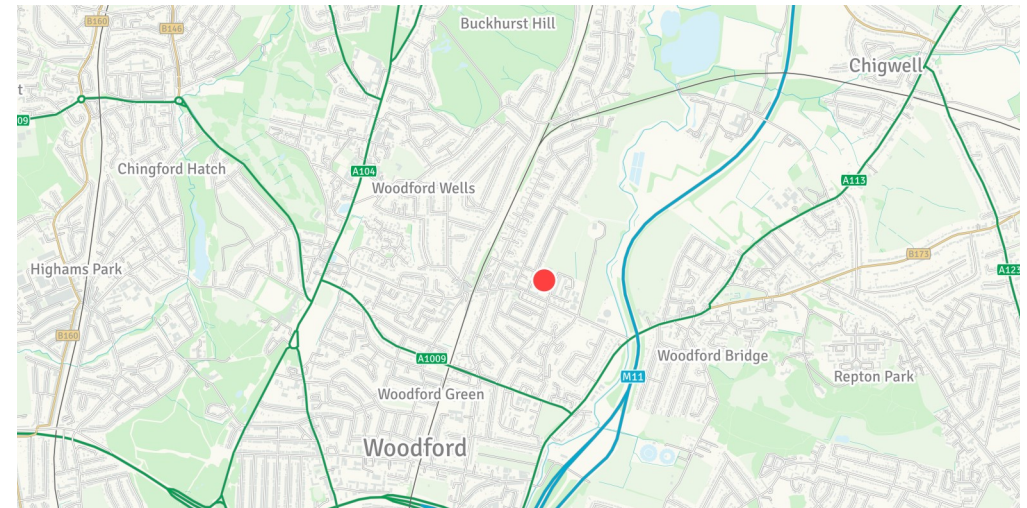
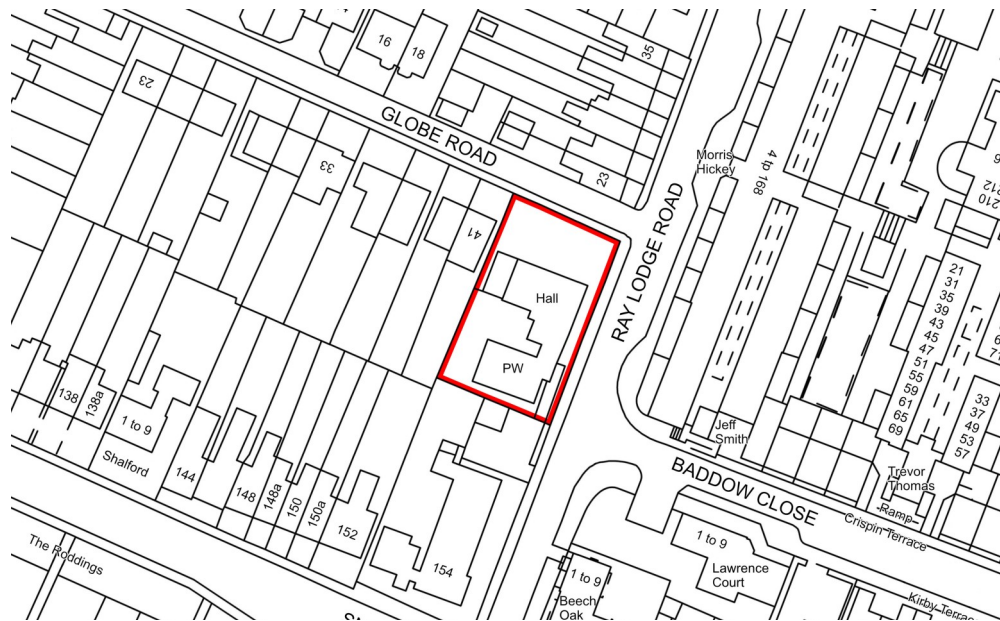
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Location

The property is located on the west side of Ray Lodge Road, at the junction with Globe Road and a short distance to the north of the junction with Snakes Lane East. Woodford Underground Station (Central Line) is less than half a mile to the west, proving regular services in to Central London via Stratford. A number of bus routes run along nearby roads. Central London is less than 12 miles to the south west. The property is located in a residential road but with good access to local shopping and other amenities.



Description

The premises provide a church and hall that have been linked by a largely glass entrance lobby between the two main buildings. The properties are both of brick construction under separate pitched tiled roofs with the exception of the large store to the rear of the hall, which has a flat asphalt roof.

The accommodation provides a worship space with two vestries to the rear. The entrance lobby sits between the church and hall and the kitchen and WC facilities are accessed off the lobby area. The hall has a stage and a large store behind the stage.

All of the accommodation is at ground floor level and with the exception of the stage has step free access. I understand that the property is connected to all mains services.

The buildings sit on a corner site with some scope for more extensive development. There is a car park, which is accessed off Globe Road and a reasonable sized garden area to the rear.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Entrance Lobby		
Sanctuary	69.08	743
Vestry 1	5.92	64
Vestry 2	5.69	61
Kitchen	14.30	154
Hall	74.11	798
Stage	22.62	243
Store	27.01	291
WC Facilities		
Overall Total	218.73	2,354

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 £850,000 for the freehold interest with vacant possession.

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.

The property is located in the London Borough of Redbridge 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 or alternative uses. Interested parties should make their own enquiries to the London Borough of Redbridge's planning department.

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

Rating

As a place of worship used for charitable purposes the property is not currently listed for Business Rates. Depending on the future use Business Rates may become applicable.

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.

Energy Performance

As a place of worship the property is currently exempt from the EPC requirements. Depending on the future use an EPC may be required.

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VAT

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

Viewing

Viewings can be arranged through the sole agent Rapleys.



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

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