

RAPLEYS

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FOR SALE Church & Hall

St Paul's Centre, 102A Church Street
Enfield EN2 6AR

CONTACT **Adam Harvey**
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Suitable for a variety of
community uses

Available with vacant
possession

Refurbishment and development
opportunity

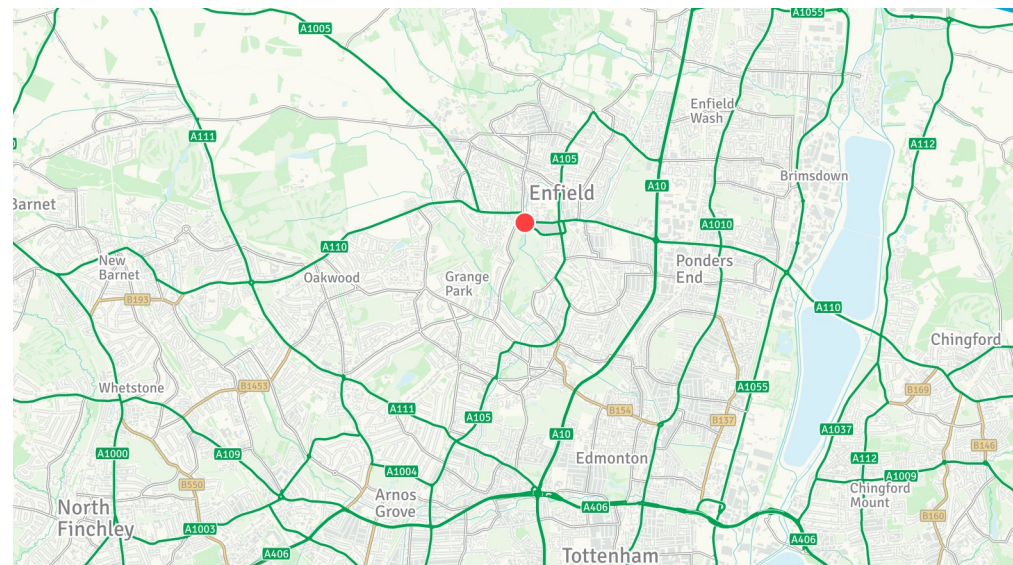
Property comprises of a large
hall, secondary hall and
ancillary spaces

Includes a car park and garden

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Location

The property is located on the south side of Church Street (A110), immediately to the east of the junction with Old Park Avenue. Enfield Chase and Enfield town mainline railway stations are a short walk away, providing regular services into central London (12 miles to the south). A number of bus routes run close by and the property is well located for shopping and amenities of Enfield town.



Description

The property is of stone construction under a pitched slate covered roof. The accommodation is primarily at ground floor level but there is also storage space in the basement. There is a large gallery overlooking the main hall and offices and meeting rooms in a mezzanine. Aside from the stage, there is step free access to the ground floor accommodation.

The building provides a main hall, secondary hall, a small chapel, several ancillary office and meeting rooms, a kitchen and WC facilities. There is also a car park which can accommodate approximately 16 cars at the south end of the site, accessed off Old Park Avenue. There is an external garden area to the east boundary.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main hall	172.39	1,855
Stage	42.63	459
Stage storage	12.34	132
Gallery	61.17	658
Front office 1	19.97	215
Front office 2	5.76	62
Kitchenette	4.93	53
Store	7.76	83
Store	4.44	48
Chapel	24.77	266
Meeting room	20.99	226
Kitchen	14.93	161
Managers office and store	34.79	374
Secondary hall	85.89	924
Office	12.91	139
Kitchen	5.16	55
Secondary hall mezzanine	23.10	249
Mezzanine/offices/meeting rooms	59.37	639
Basement	41.40	445
Overall net internal area	654.70	7,046

All the areas are shown in terms of the net internal useable areas.

Note: The 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.

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

Although the property is not statutorily Listed it is located in the Enfield Town Conservation Area.

Tenure

The freehold interest is being sold.

Terms

We are seeking offers in the order of **£2,250,000** for the vacant freehold interest.

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Rating

As a place of worship and ancillary accommodation used for charitable purposes 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](#).

Energy Performance

As a place of worship and ancillary accommodation the property is currently 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

Viewings can be arranged through the sole agent.



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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