

FOR SALE Church

Lenwood Hall, Coronation Road
Plaistow, London E13 9QB



Contact

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Location

The property is located off the south side of Coronation Road, not far from the junction with New City Road and a short distance to the south of Barking Road (A124).

Upton Park Underground Station (District and Hammersmith & City Lines) is located approximately ten minutes walk to the north, providing regular services into central London via London Liverpool Street and King's Cross. There are also a good number of bus routes running along nearby roads.

Although the property is located in a residential road there is easy access to local shopping and other amenities.

Description

The property is of traditional brick construction with a pitched corrugated asbestos covered roof. The accommodation provides a main hall, ancillary rooms, stores, kitchen and WC facilities.

Whilst the majority of the accommodation is at ground floor level there is a small mezzanine at the east end of the building and attic storage at the west end.

There is also a secure garden area to the north and east sides of the property. The garden area to the north is covered by a half pitch roof of opaque plastic sheeting on wood supports.

To the south of the main building are two external stores and eight lock up garages located in the car park area and running along the southern boundary.

Rating

As a place of worship 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.

Terms & Tenure

The freehold interest is being sold. We are seeking offers in excess of £850,000.

VAT

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

Viewing

Strictly by appointment with the sole agent.

Suitable for a variety of Community Uses

Available with vacant possession

Development potential subject to planning consent

Includes eight lock up garages suitable for storage and with potential for rental income



Offer in excess of £850,000

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main worship hall	136.56	1,470
Meeting room	14.84	160
Office	16.27	175
Kitchen	7.92	85
Store	5.70	61
Mezzanine	25.38	274
Total	209.83	2,258
Large external store	11.76	126
Small prefab store	4.84	52
Plus 8x lock up garages	Approx 4.50mx2.75m	

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 Newham 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 enquires to the London Borough of Newham's planning department.

The property is not Statutorily or Locally Listed nor is it within a Conservation Area.

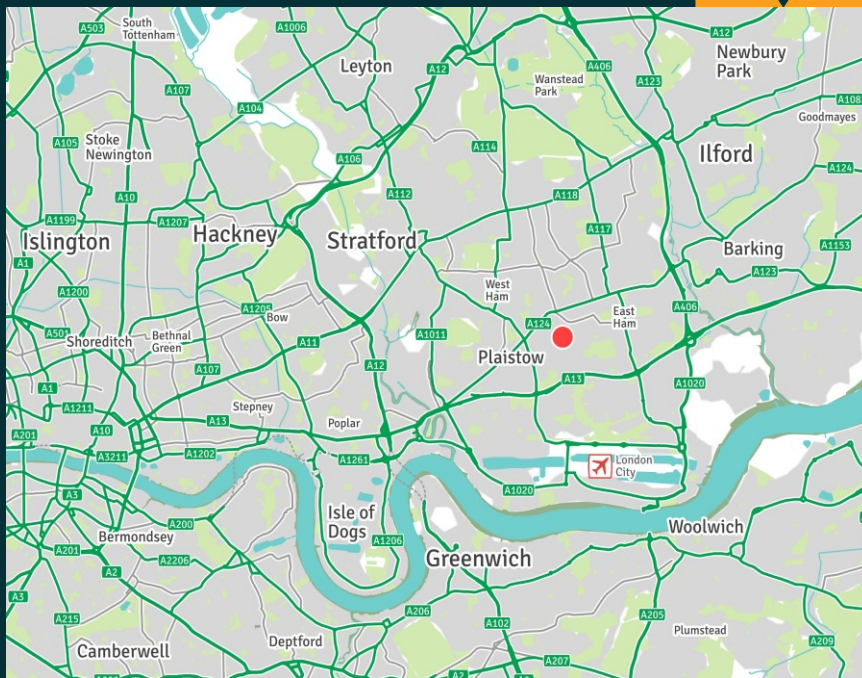
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Total Site Area

0.09 hectares

0.22 acres





For further details contact:
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