

FOR SALE Freehold Sale

Baptist Sunday School, Hainault Road
Leyton, London E11 1ED



Contact

Adam Harvey 07780 670356
adam.harvey@rapleys.com

Location

The property is located on the north side of Hainault Road, close to the junction with High Road Leyton (A112).

There are several bus routes along the High Road. Leyton Midland Road overground station is less than a five-minute walk from the property. This has regular services east to Barking and west to Richmond, along with connections to the larger overground and Transport for London network. Leyton Underground station (Central Line) is just under a mile away with frequent services into central London via Stratford.

The property is located in a predominantly residential road with good access to local shopping and other amenities.

Description

The property is of traditional brick construction under a flat felt covered roof. The property provides a main hall with ancillary meeting rooms, storage, kitchen and WC facilities.

There is a small area of land to the front and a larger garden area to the rear. There is no off-road parking.

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 Waltham Forest 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 enquires to the London Borough of Waltham Forest's planning department.

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

Terms/Tenure

The freehold interest is being sold. We are seeking offers in excess of £600,000 for the vacant freehold interest.

Suitable for a variety of community uses

Available with vacant possession

Refurbishment and development opportunity

Includes a main hall with ancillary meeting rooms

Rear garden



**£600,000
Freehold**

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main hall	87.42	941
Meeting room (front)	31.18	335
Meeting room (rear)	15.47	166
Kitchen	21.49	231
Store	5.98	64
Total Area	161.54	1,737

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.

EPC

An EPC has been commissioned and will be available on request.

VAT

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

Viewing

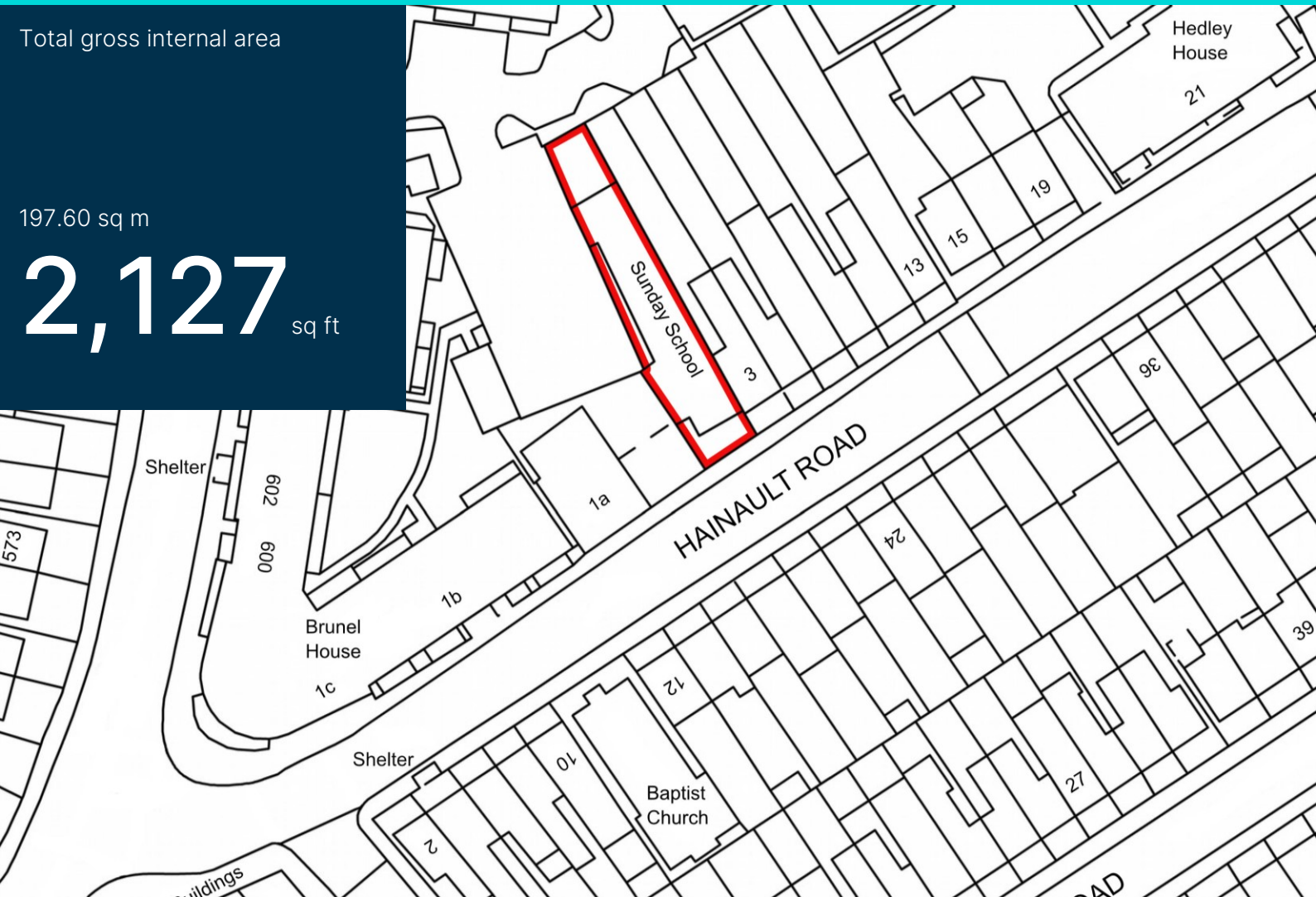
Viewings can be arranged through the sole agent, Rapleys.

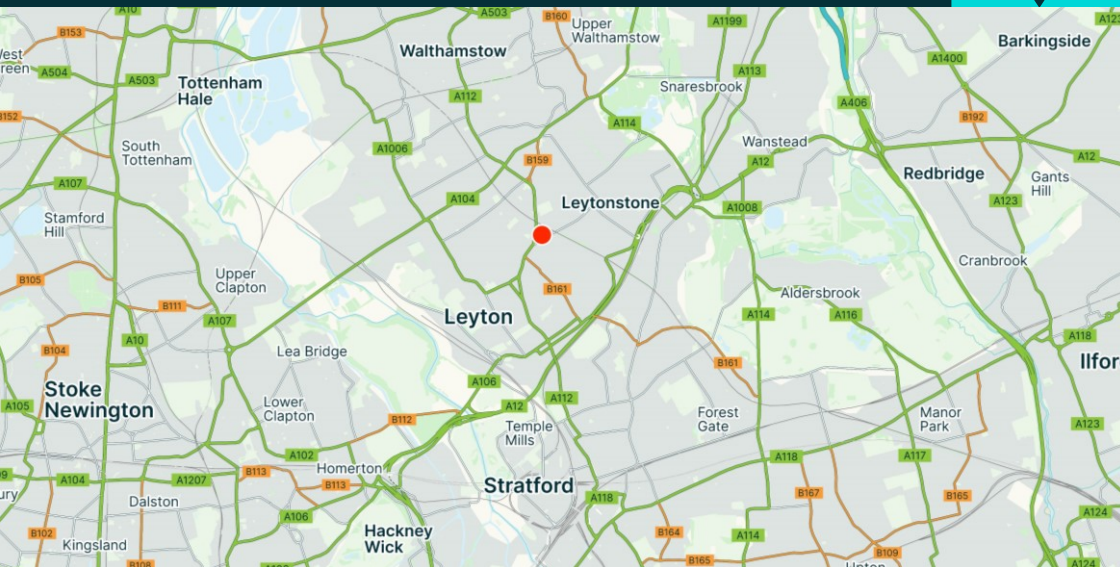


Total gross internal area

197.60 sq m

2,127 sq ft





For further details contact:
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