

FOR SALE Church

Trinity United Reformed Church, Buck Street
Camden, London NW1 8NJ



Contact

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Location

The church property is located on the south side of Buck Street, at the junction with Kentish Town Road (A400). Camden Town Underground station (Northern Line) is a short walk south and Camden Road mainline railway station is less than five minutes walk to the north. The property is located in the centre of Camden, close to the local markets, shopping and other amenities. It's well served by a good number of bus routes on nearby roads.

Description

The property is a traditional brick built church under a double pitched slate covered roof. The main accommodation is two storey in height with a single storey element to the west side, which is under a flat roof. There is a small basement plant room under the single storey part of the property.

The ground floor accommodation provides an entrance hall, main worship space, two large side rooms, a vestry, an area used for counselling rooms, kitchen, stores and WC facilities.

The first floor provides a small hall, a gallery overlooking the main worship space and a single toilet.

There is a small external courtyard to the side of the property. There is no off-road parking.

The property would benefit from significant modernisation and refurbishment and this is reflected in the guide price.

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 at www.gov.uk/calculate-your-business-rates.

Terms & Tenure

We are seeing offers in excess of £1,500,000 for the vacant freehold interest.

Energy Performance

As a place of worship and ancillary accommodation the property is currently exempt from the EPC requirements. Depending on the future use, one may be required.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VAT

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

Viewing

Viewings to be arranged through the sole agent, Rapleys.

Suitable for a variety of community uses

Available with vacant possession

Potential refurbishment and development opportunity, subject to obtaining the necessary consents

Includes large open spaces and ancillary rooms

Close to Camden Town station



OIEO
£1,500,000

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Entrance hall	26.01	280
Worship space	118.05	1,271
Side room 1	41.26	444
Side room 2	32.13	346
Counselling rooms	33.03	355
Vestry	15.98	172
Kitchen	8.84	95
Stores	16.69	180
Total ground floor	291.99	3,143
	Sq m	Sq ft
First floor		
Hall	50.25	541
Gallery	33.37	359
Total first floor	83.62	900
Overall net internal area	375.61	4,043

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 within the London Borough of Camden and is therefore subject to the Borough's planning policies. These include policy seeking to protect existing community facilities. There is generally a strong demand for buildings in community use and given Camden's planning policy it could be difficult to obtain planning permission for alternative uses.

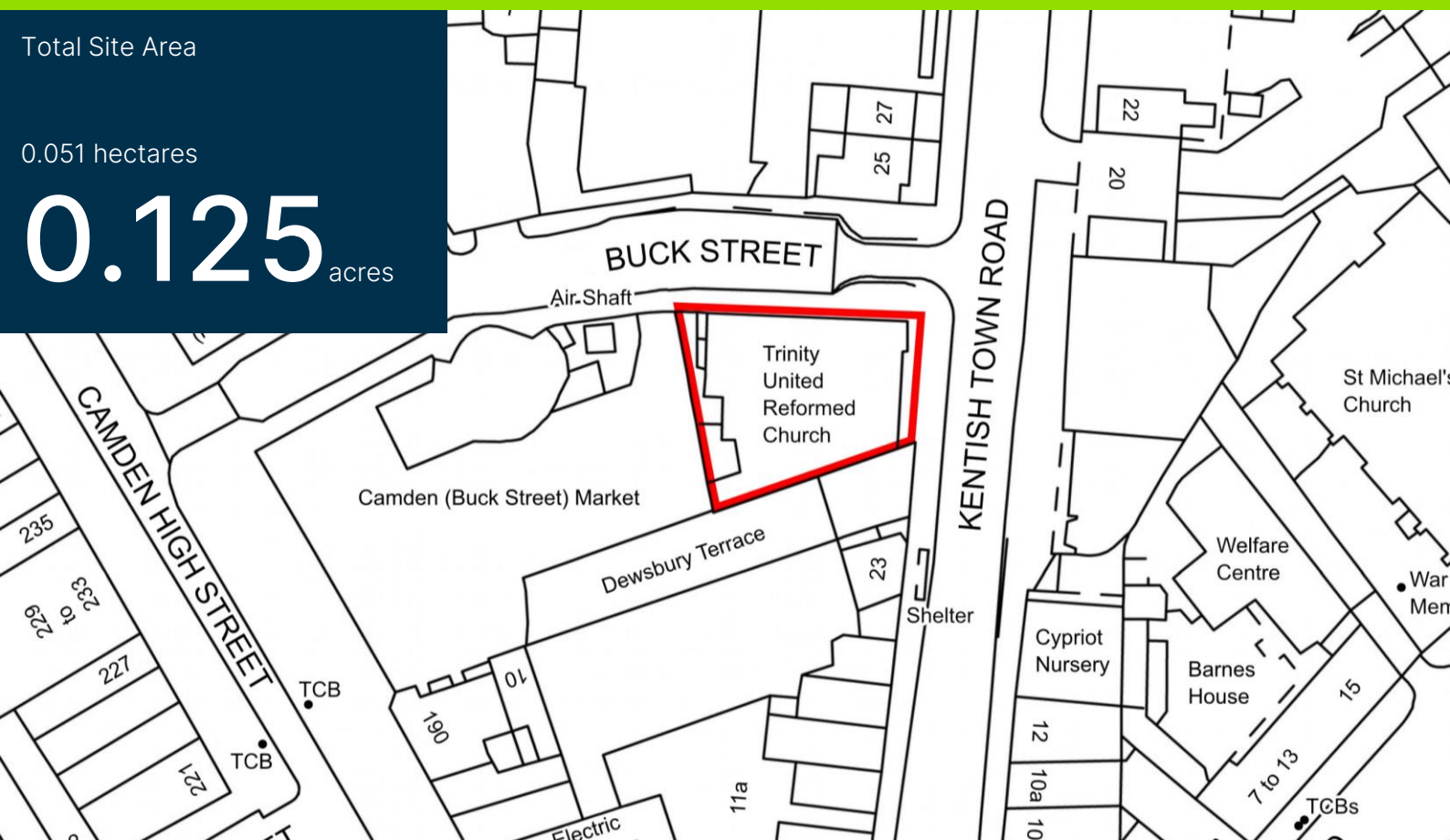
From a search of Camden's website the property does not appear to be statutorily or locally Listed but it is located within the Camden Town Conservation Area.

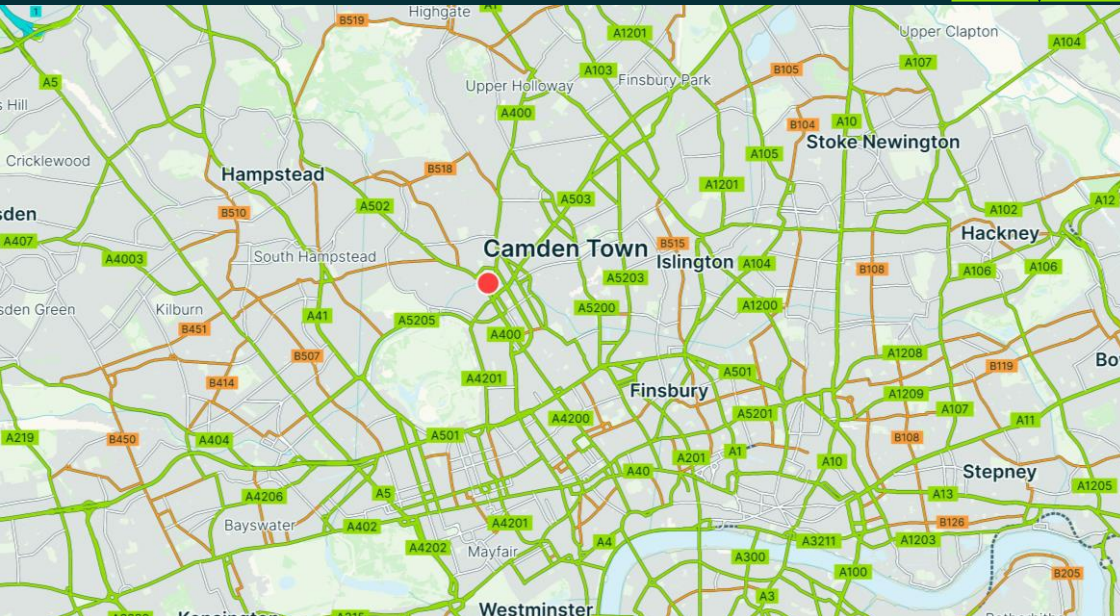
Note: The areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

Total Site Area

0.051 hectares

0.125 acres





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