

FOR SALE

Manor Road United Reformed Church & Manse

Manor Road, Stoke Newington,
London, N16 5NU



Contact

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Description

The church property has pedestrian access off Lordship Road to the west. The manse can be accessed at first floor level through the church but also from the south through the main entrance to the adjoining flats of Geneva Court off Manor Road.

The church is a two-storey building of traditional brick construction under a slight pitched felt covered roof. The main entrance off Lordship Road provides access to the ground floor accommodation, which includes the main hall, office, kitchen and WC facilities., which includes a disabled WC. There is also a good amount of storage. The first-floor accommodation provides the main worship hall, some break out space on the landing area, further storage and access to the manse.

There is a staircase providing access between the ground and first floors with a stairlift attached.

The current use of the church will fall under Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This allows for a number of community uses, the most common of which are as places of worship, education use and public halls but also as libraries, museums, law courts or the display or works of art (other than for sale or hire).

The existing use of the manse will fall under Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This allow for use as residential dwellings.

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

Location

The property is located in the London Borough of Hackney.

The property is situated on the north side of Manor Road (B105), at the junction with Lordship Road, which is immediately to the west. Access to the A10 is approximately half a mile away at the eastern end of Manor Road and Seven Sisters Road (A503) is a similar distance to the north.

The open space of Clissold Park is a five-minute walk to the south.

The nearest mainline station is Stoke Newington, which is 0.6 miles to the east and provides regular services into London Liverpool Street. The nearest Underground station is Manor House (Piccadilly Line), which is 0.8 miles to the northwest, providing regular services into Central London via Kings Cross St Pancras.

A number of bus routes run nearby, and the property has good access to local shopping and other amenities.

Finsbury Park is a mile to the west, Tottenham just over 3 miles to the north, Walthamstow approximately 4 miles to the northeast and Hackney 2½ miles to the southeast. Central London is five miles to the south.

Existing Place of Worship with adjoining 3 Bedroom Flat

Suitable for a Variety of Community Uses

Available with Vacant Possession

Worship Space, Hall and Ancillary Areas



Accommodation

The property comprises the following approximate floor areas:

THE CHURCH	Sq m	Sq ft
Ground Floor		
Entrance Hall	-	-
Hall (incl. Storage)	95.87	1,032
Office	10.85	117
Kitchen (Incl storage)	26.90	290
Cupboard	1.93	20
Total Ground Floor	135.55	1,459
First Floor		
Landing/Break out area	18.38	198
Worship Hall	125.40	1,350
Store	2.42	26
Total First Floor	146.20	1,574
Total Net Internal Area	281.75	3,033

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.

THE MANSE	Sq m	Sq ft
First Floor		
Entrance Hall	7.48	81
Reception	20.58	222
Study	6.07	65
Kitchen	9.61	103
Total First Floor	43.74	471
Second Floor		
Landing	11.01	118
Bedroom 1	12.53	135
Bedroom 2	10.25	110
Bedroom 3	9.53	103
Bathroom	4.89	53
Separate WC	1.70	18
Total First Floor	49.91	537
Total Gross Internal Floor Area	93.65	1,008

Total Site Area

0.047 hectares

0.117 acres



Rating

As an existing place of worship that has been used for charitable purposes the church building is not currently listed for Business Rates. The property could be assessed for Business Rates if used for alternative use.

The manse flat is currently listed in Band D for Council Tax.

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 and ancillary accommodation the church is currently exempt from the EPC requirements. Depending on the future use an EPC may be required.

The manse has an EPC rating of D.

VAT

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

Terms and Tenure

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

The manse flat is currently let under an assured shorthold tenancy agreement at a rent of £1,837.50 per calendar month. If Vacant possession is required by the purchaser this will be arranged and provided by our client following acceptance of an offer.

Access to the flat may not be possible during the marketing period. If interested parties require access to the flat prior to submitting an offer this will need to be arranged with prior notice to the current tenants.

Viewing

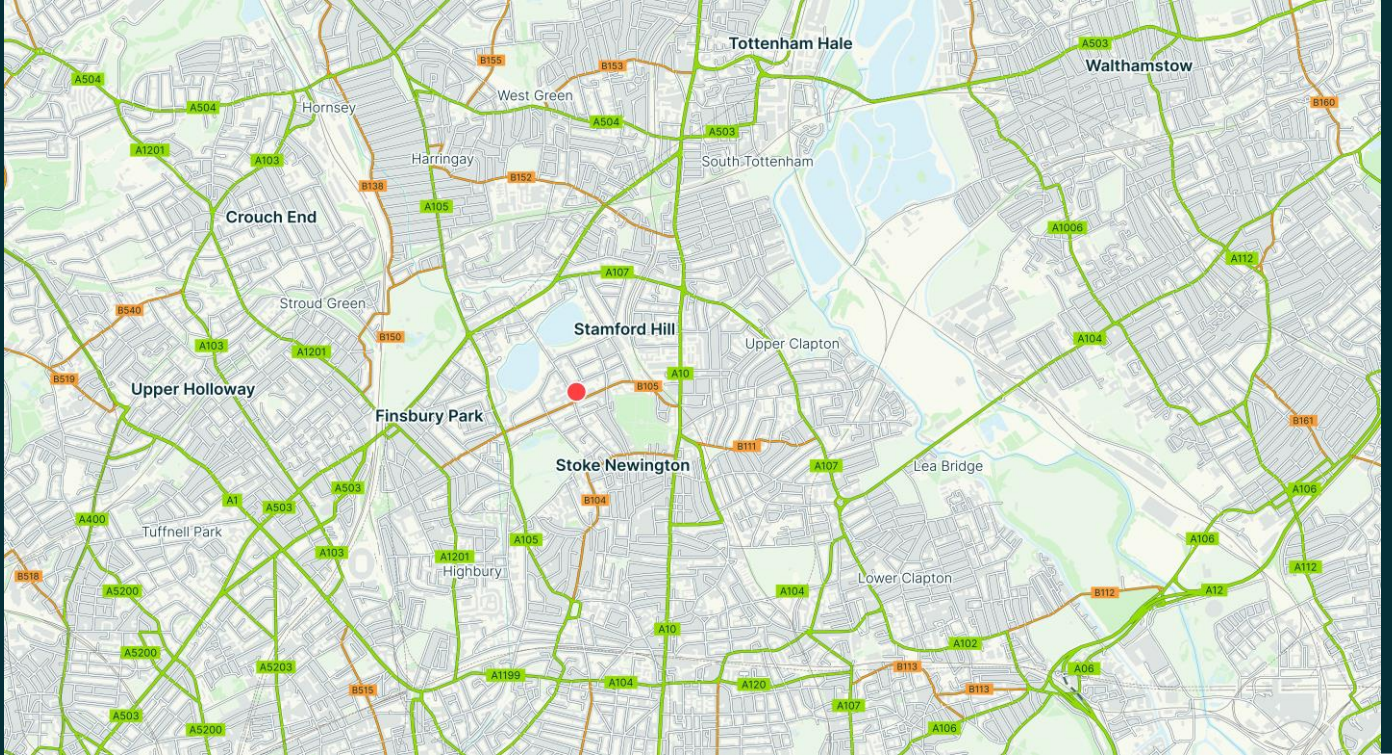
Strictly by appointment with the sole agent, Rapleys. Please contact:

Adam Harvey
07780 670356
adam.Harvey@rapleys.com

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.





For further details contact:
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