

Whitefoot Lane Christian Centre

Development Opportunity

480 Whitefoot Lane,
Bromley, BR1 5SF



Contact

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Proposal

We are instructed to invite offers for the freehold interest in the property. Unconditional offers are preferred.

Situation

The property is situated on a standalone plot, with no on-site parking. The site is located in a residential street, characterised by two-storey terrace houses, near a junction to the Verdant Lane. Whitefoot Lane is a dual carriageway with on street parking. Directly to the East are a row of three storey buildings containing local shops, with light industrial use to the rear. The A205 south circular is a short drive to the north and Bromley town centre is 2 miles south of the site offering a range of shops, restaurants and amenities.

The property is well connected, being a 16 minute walk from Grove Park train station which offers services into London Charing Cross, London Cannon Street and London Bridge. Bromley South train station also offers links to London Victoria in under 20 Minutes.

Location

The site is located in Bromley in the south east of London. The postcode is within the Whitefoot ward/electoral division, which is in the constituency of Lewisham East. The local planning authority is Lewisham Council. Bromley is a popular residential location for families, offering a larger town lifestyle, supported by good local schools and located within an easy commute of Central London. Bromley is 12 miles south-east of central London with Downham to the north, Chislehurst and Orpington to the east, Hayes and West Wickham to the south and Beckenham to the west.

The area has been recognised as a great place for commuters to live as it has a variety of transport on offer, including regular bus services, railway stations, Biggin Hill airport and the Tramlink. London Victoria Station is just a 15-minute train journey away from Bromley South Station, while regular shuttle trains from Bromley North offer connections into Cannon Street and also Charing Cross. Across the borough, other stations can be found in Bickley, Sundridge Park and Shortlands. The borough is well connected by bus, with routes across London and a regular night service to Trafalgar Square and Oxford Circus. The west of the borough is served by the Tramlink with links to Croydon and Wimbledon.

Located in the popular residential neighbourhood of Bromley, offering a bustling larger town lifestyle, located within an easy commute of Central London.

The property located in Whitefoot Lane, a well-connected residential street, within walking distance of Grove Park Railway Station.

Whitefoot Lane Christian Centre is a single storey with part mezzanine church with a GIA of 257 sqm / 2,766 sq ft on a standalone plot situated in a residential street.

The property benefits from a second access point in Waters Road at the rear of the church.

A site of approximately 0.28 acres (0.112 hectares).

Freehold.

Vacant possession available.

A pre-application scheme has been submitted to Lewisham Council for a new four-storey building, comprising twenty residential units, with Class F1 (former D1) accommodation arranged on the ground floor.



Description

Whitefoot Christian Centre dates from 1940's and is predominantly single storey. We detail the accommodation in the table below.

Ground Floor	SQ M	SQ FT
Sanctuary	11.90	1,290
Foyer	11.44	123
Kitchen	29.94	322
Small Hall	39.51	424
Toilets	-	-
Total	200.79	2,161
First Floor (Mezzanine)		
Meeting Room	26.22	282
Total	227.01	2,443

At the back of the site, a large communal garden exists, adjacent to the auditorium.

Planning & Development Potential

The local authority is Lewisham Council.

The site is not within a conservation area and the property is not listed.

Whitefoot Lane Christian Centre is located within the London Borough of Lewisham. Currently the site has very low site coverage, at 24%, and therefore offers the opportunity for a higher density development. The building is set back from the building line and relates poorly to neighbours.

Vendor

The vendor is London City Mission Property Holdings Ltd, a subsidiary of London City Mission (LCM). LCM work alongside churches and organisations across London to share the love of God and the good news of Jesus Christ with the least reached people in the city; including those living or working on the streets, families struggling to make ends meet, older people who are lonely and isolated in their homes and young people who lack self-esteem, live in fear of knife and gun crime, or suffer from mental ill-health.

LCM works in partnership with churches to reach out to people from all faiths, cultures and backgrounds, as they seek to build friendships, help out practically, pray and share the hope of Jesus. By way of example, LCM partners with churches to reach people who are homeless, provide free toddler groups, provide mentoring programmes for young people, visit and befriend older people and host community events.

Terms

Offers are invited in the region of £1m. Unconditional offers are preferred, but conditional will be given due consideration. A closing date for offers will be circulated in due course.

Offers in the
region of
£1,000,000



Tenancy

The property is leased to Hope Church Downham, (formerly The Whitefoot Lane Christian Centre) for a term of two years from and including 4 November 2021 with a break clause on 3 months' notice after 1 February 2022 at a peppercorn rent.

Tenure

Freehold

VAT

The property is not elected for VAT

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.

Contact

Should you require any further information on the property or wish to arrange an inspection, please contact:

Graham Smith 07467 955294

graham.smith@rapleys.com

Or

James Strang 07876 637252

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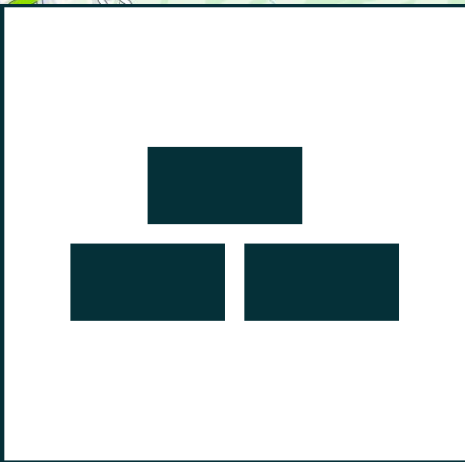
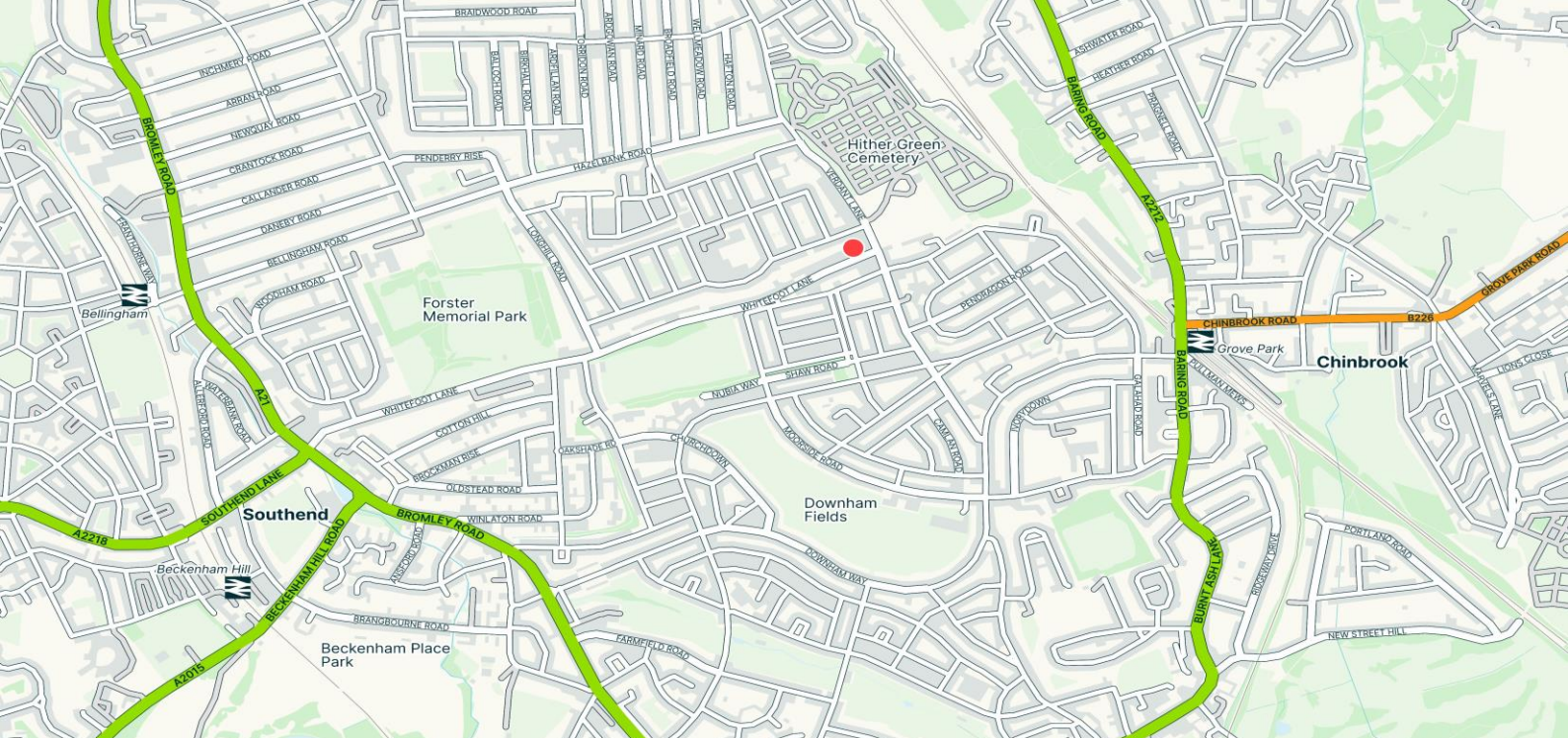


Total Site Area

0.112hectres

0.28 acres





For further details contact:
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