

TO LET

St Mary The Boltons Church Hall

The Boltons, West Brompton
London, SW10 9TB



Contact

Adam Harvey 07780 670356
adam.harvey@rapleys.com

Description

The hall premises are of traditional construction under a pitched slate roof. The premises have been built adjoining the stone-built church and have been designed in such a way as to blend in with the older church building.

The accommodation provides an entrance lobby, main hall, kitchen and WC facilities at ground floor level. The WCs provide a single disabled toilet and a small block of 4 unisex toilets. There is a single large room and two stores at first floor level accessed by a single staircase from the entrance lobby.

The property benefits from central heating. Currently the windows are single glazed windows. However, the parish is looking at installing secondary glazing at their cost.

There is a small secure garden area to the south side of the hall, which can be accessed by three glass doors out of the hall.

There is a small car park area to the north side of the hall. We understand a prospective occupier could use this for dropping off and picking up but would not be able to park vehicles other than on an occasional basis by agreement. Any such agreement would be at the sole discretion of the PCC.

The parish will be upgrading the existing kitchen in August this year.

The current use of the church will fall under Classes 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 property is Grade II Listed and located within The Boltons Conservation Area.

Location

The property is located in a leafy suburb of the wealthy London Borough of Kensington and Chelsea.

The property is located on an island site in the centre of The Boltons, immediately adjacent the northeast end of the main church building. Fulham Road (A304) is a short distance to the south and Old Brompton Road (A3218) a short distance to the north.

Gloucester Road Underground station (Circle, District and Piccadilly Lines) is just over half a mile to the north and Earls Court Underground station (District and Piccadilly Lines) a similar distance to the northeast. There are a good number of bus routes running along nearby roads.

Although the property is located on a residential road it is well located for local shopping, restaurants and other amenities.

The heart of Chelsea is to the east and Kensington to the north. Central London is just over 3 miles to the east.

Church Hall Suitable for a Variety of Community Uses

Available with Vacant Possession

Main Hall, First Floor Room, Kitchen and WC Facilities

Pack away opportunity in the London Borough of Kensington & Chelsea

Offers in order of £50,000 per annum



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Entrance Hall	-	-
Main Hall	74.41	801
Kitchen	11.07	119
Stores	2.63	28
Total Ground Floor	88.11	948
First Floor		
Main Room	31.97	344
Store	8.14	88
Store	4.67	50
Total First Floor	44.78	482
Total Net Internal Area	132.89	1,430

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.

Viewing

Strictly by appointment with the sole agent, Rapleys.

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Tenure

As the property is attached to the Anglican Church of St Mary's it falls under the Faculty Jurisdiction of the Diocese of London and will be subject to the grant of a Licence under Faculty from the Diocesan Chancellor.

The property is currently still occupied by a nursery operator, but we are advised that they will be vacating at the end of July this year. The property is therefore offered with full vacant possession.

The new licence would be for a term to be agreed, and the new licence holder will be required to pack away their furniture and equipment into the designated storage areas at the end of each days use.

The licence will be subject to a service charge to cover the parish's costs, including a fair proportion of utility bills, building insurance and maintenance and repair.

We are seeking offers in the order of £50,000 per annum for a new Licence Under Faculty on terms to be agreed with vacant possession.

Rating

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

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

The property has a commercial EPC rating of D. The current EPC certificate expires on 21st February 2027.

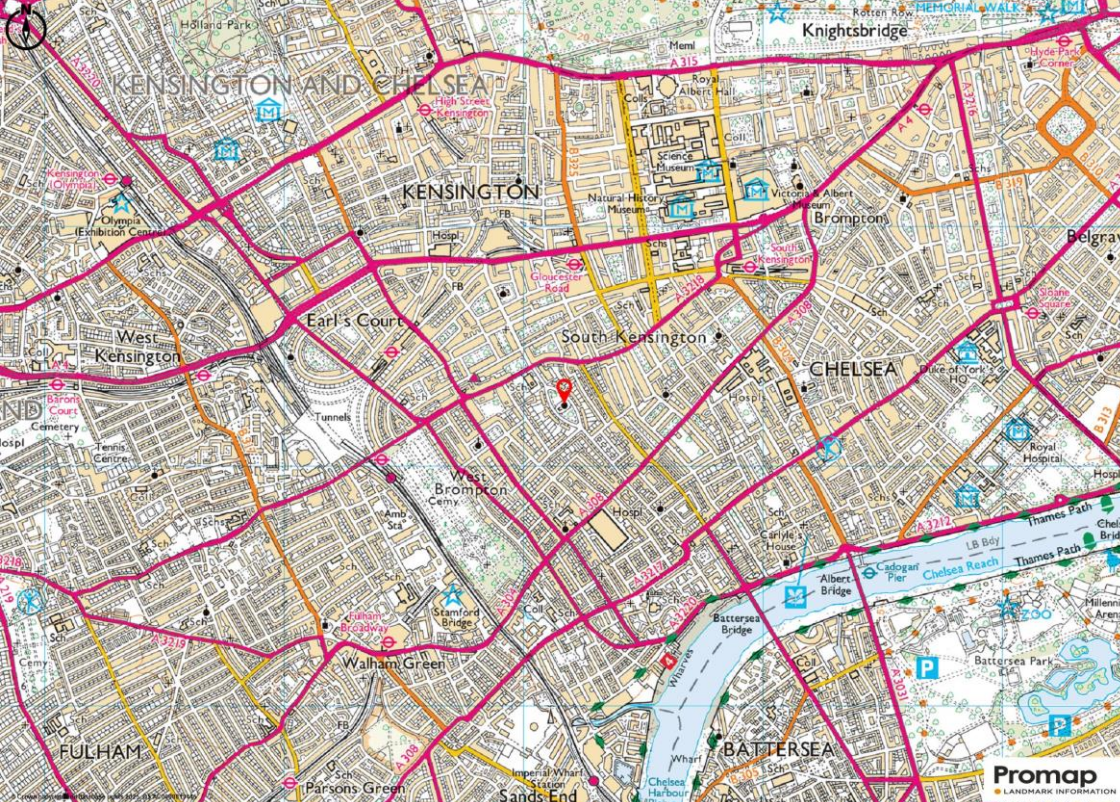
VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all future licence holders. Prospective licence holders 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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0370 777 6292

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