

TO LET

Part of St George the Martyr, Aubrey Walk, Campden Hill,
London, W8 7JG



Contact

Adam Harvey 07780 670356
adam.harvey@rapleys.com

Location

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

The property is located on the north side of Aubrey Walk, a short distance to the west of Campden Hill Road. Holland Park and Notting Hill Gate Underground stations (Central Line) are 0.3 miles to the northwest and northeast respectively.

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 Kensington is a short distance to the south and Central London is just over 3 miles to the east.

Description

The premises are of traditional construction under a pitched slate roof. The premises form part of the church but are self-contained with a separate entrance off the north side of Aubrey Walk.

The accommodation provides a hallway and main room. There are 2 children's and one adult WCs. The accommodation is all at ground floor level with step free access.

The property benefits from central heating. The roof light windows have secondary glazing.

There is a secure garden area to the south side of the hall, which is fenced off for the prospective new licensee's use.

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 Campden Conservation Area.

Terms & Tenure

As the property is attached to the Anglican Church of St George the Martyr 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 has previously been used by a childcare provider but is currently vacant.

The new licence would be for a term to be agreed. The new licence holder will have exclusive use of the premises.

The licence fee will be inclusive of all utility bills and building insurance.

We are seeking offers in excess of £27,500 per annum for a new Licence Under Faculty on terms to be agreed with vacant possession

Church Hall Suitable for a Variety of Community Uses

Available with Vacant Possession

Exclusive Use

External Garden Area

Located in Notting Hill



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Hallway	12.98	140
Main Hall	34.82	375
WC Facilities	-	-
Total	47.86	515

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.

Rating

As part of 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

As part of a place of worship the premises are exempt from the EPC regulations.

VAT

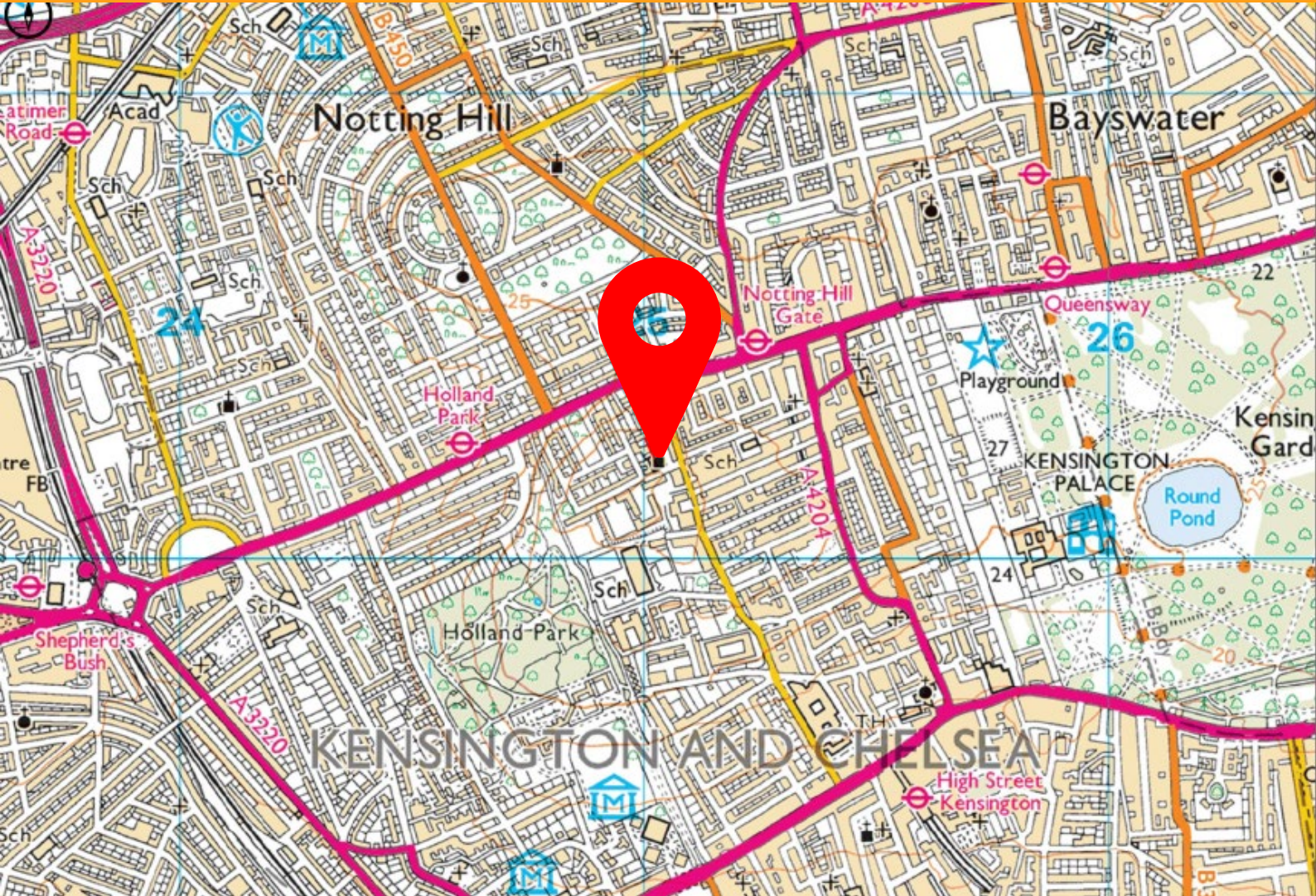
It is our understanding that there will be no VAT payable on the licence fee.

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.

Viewing

Strictly by appointment with the sole agent, Rapleys.





For further details contact:
Adam Harvey 07780 670356
adam.Harvey@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were produced in August 2025.

rapleys.com
0370 777 6292

RAPLEYS