

TO LET

St John's Hall, Hyde Park Crescent
London, W2 2QD



Contact

Adam Harvey 07780 670356
adam.harvey@rapleys.com

Location

The property is located in the wealthy London Borough of Westminster.

The property is located on the east side of Hyde Park Crescent. Cambridge Square is to the north side and Oxford Square to the south.

Hyde Park Street, accessed off the south side of Hyde Park Crescent, provides access to Hyde Park, which is only 300 meters to the south.

There are numerous bus routes running nearby and the property has excellent access to Underground and mainline stations all within approximately a 10-minute walk. Edgware Road (Bakerloo, Circle, District and Hammersmith & City Lines) is to the north, Marble Arch and Lancaster Gate (Central Line) are to the southeast and southwest respectively and Paddington mainline and Underground (Bakerloo, Circle, District and Hammersmith & City Lines) is to the west.

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

Central London is approximately 2 miles to the east.

Description

The premises are of traditional brick construction under a pitched slate covered roof. The premises form part of the church but are self-contained with entrances to both the north and south sides of the property.

The accommodation provides an entrance hall, main hall, kitchen and WC facilities. There are children's and adult WCs. The accommodation is all at ground floor level with step free access.

The property benefits from central heating but is single glazed.

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, educational use and public halls but also as libraries, museums, law courts or the display of works of art (other than for sale or hire).

The property is Grade II Listed and located within the Bayswater Conservation Area.

Energy Performance

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

Church Hall suitable for a variety of community uses

Available with vacant possession

Large external garden area

Located in Paddington, just north of Hyde Park



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main Hall	102.90	1,108
Kitchen	6.77	73
Total	109.67	1,181

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice. The accommodation has been measured on an approximate net internal area basis. The measurements 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.

Viewing

Strictly by appointment with the sole agent, Rapleys.

Terms & Tenure

As the property is attached to the Anglican Church of St John the Evangelist 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.

We are seeking offers in the order of £35,000 per annum for a new Licence Under Faculty on terms to be agreed with vacant possession.

The premises are available on a pack-away basis from Monday Friday. The new licensee would be required to clear the main hall of their furniture and equipment on most days.

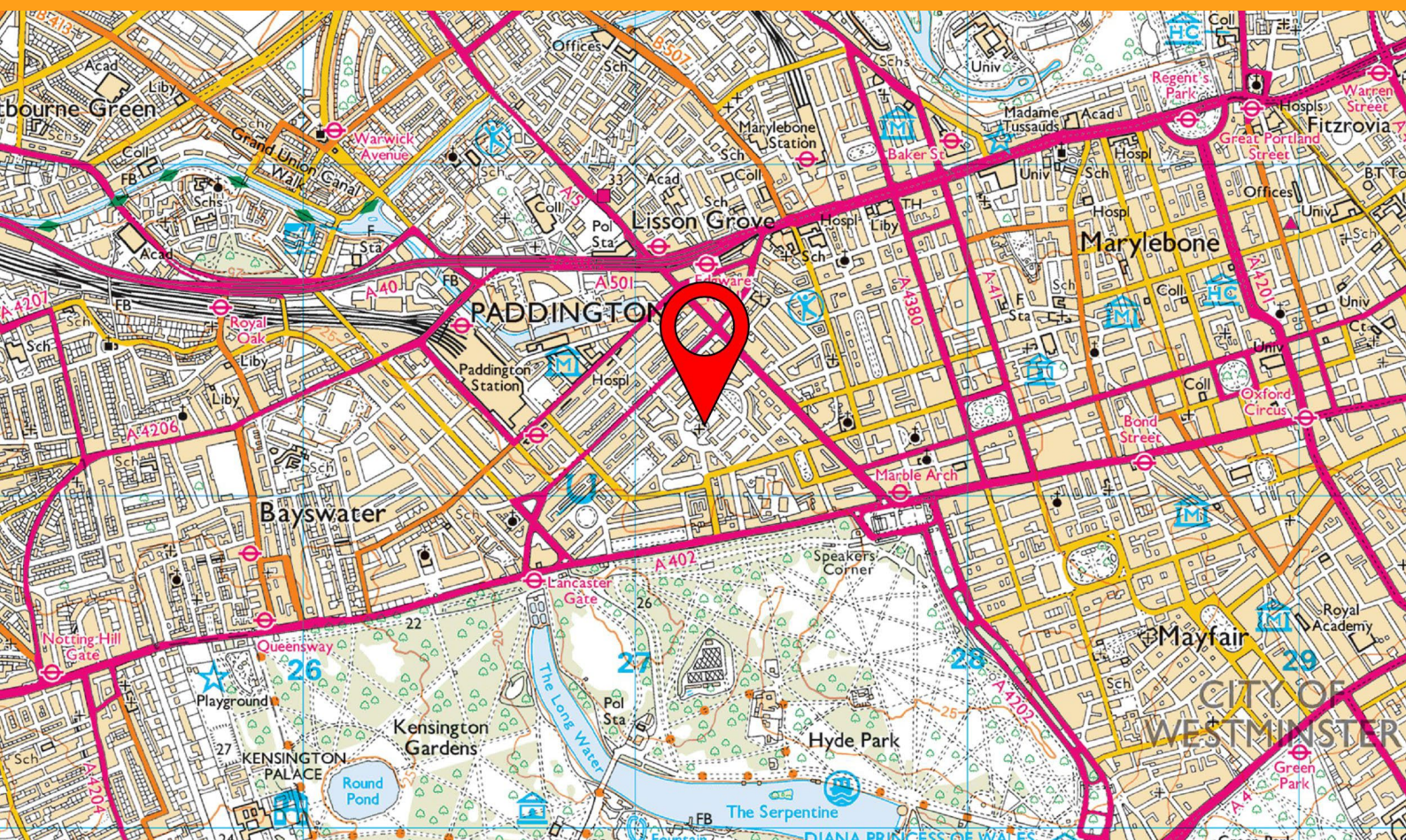
In addition to the licence fee the Licensee will be required to reimburse an appropriate proportion of the parish's cost for utilities, repair and maintenance and building insurance. The initial sum to be agreed between the parties and subject to annual review.

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.





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 3a, 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