

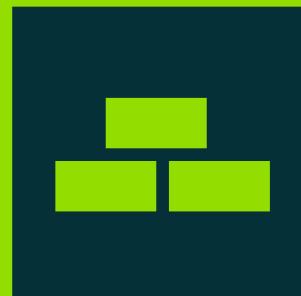
TO LET

Harmony Hall, 10 Truro Road,
Walthamstow, London, E17 7BY



Key information

- Community hall
- Suitable for a Variety of Community uses
- Available by way of a new lease
- Excellent transport links



Contact

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Location

The property is located on the east side and at the north end of Truro Road at the junction with Eldon Road, which is immediately to the north. Walthamstow High Street is a short distance to the south and Walthamstow Central mainline, Underground (Victoria Line) and bus stations are all located approximately a five-minute walk to the southeast. Walthamstow Central provides good connections into Central London via London Liverpool Street and London Victoria. Central London is approximately 8 miles to the southwest. The property is located in a residential road but with excellent access to the local shopping and other amenities of Walthamstow town centre.

Description

The property is of traditional brick construction under a pitched tiled roof. The accommodation is set out over ground and first floors. The ground floor provides an entrance lobby and reception area, a main hall with stage, IT room, studio/meeting room, a small office, kitchen and WC facilities. The first floor provides a hall, which is divisible by a sliding partition, a further office and a single toilet. There is limited outside space on the west, north and east sides of the property. There is no off road parking with the property.

£50,000

Per annum

Planning

The property is considered to have an established F1 planning use. This allows the property to be used for a variety of learning and non-residential institutional uses including as a place of worship, educational purposes, public or exhibition hall, as a library, museum, the display of works of art (other than for sale or hire) or as law courts.

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

The property is located within the London Borough of Waltham Forest and is therefore subject to the Borough's planning policies.



Terms

Offers are invited in the order of £50,000 per annum for a new 5-year lease.

The landlord will require a break option operable on serving six months prior written notice to come into effect any time from the expiry of the first 18 months of the term.

Viewing

Viewings are strictly through appointment via sole agents Rapleys.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor		
Reception	19.01	205
Main Hall	102.73	1,106
Stage	33.04	355
IT Room	35.61	383
Studio	35.40	381
Office	5.81	62
Kitchen	8.99	97
WC Facilities		
Total Ground Floor	240.59	2,589
First Floor		
Main Hall	98.78	1,063
Office	9.11	98
Single WC		
Total First Floor	107.89	1,161
Basement Storage		
Room 1	14.93	161
Room 2	10.33	111
Total Basement	25.26	272
Overall Total Internal Area	373.74	4,022
	Hectare	Acre
Total Site Area	0.05	0.12

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.

Tenure

Leasehold

Rating

As a community building owned and occupied by charities no Business Rates have been payable. Depending on the intended use by a new occupier Business Rates may become payable. The current Rateable Value is £13,500. This will increase to £15,000 on 1st April this year.

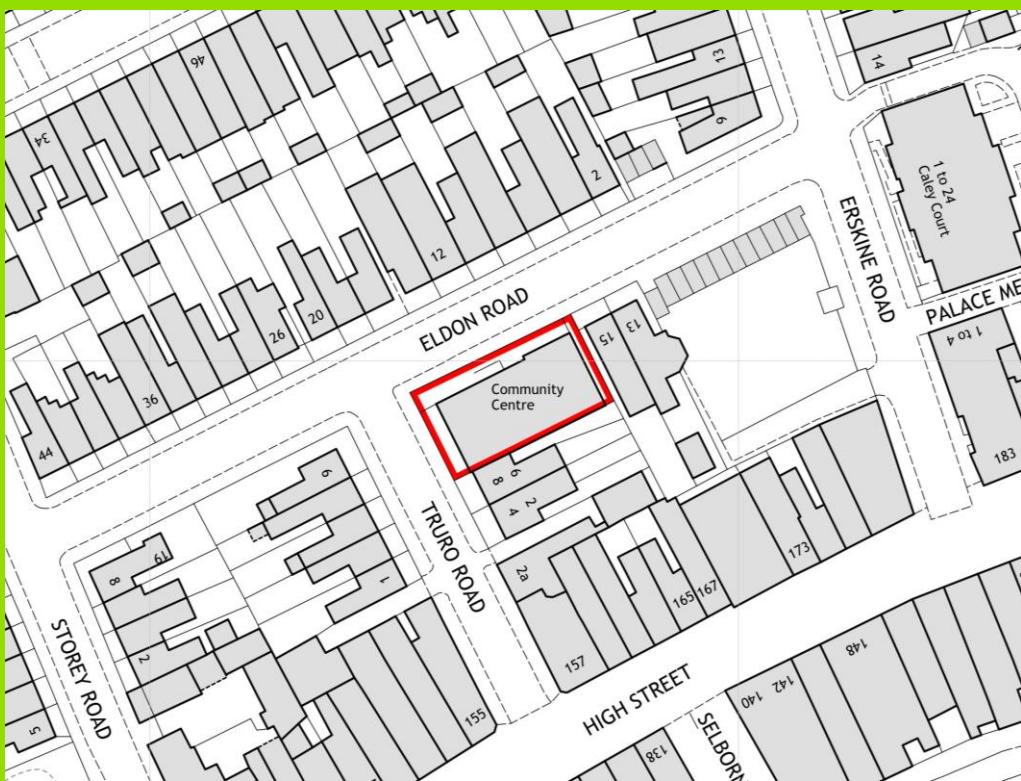
Further information is also available at www.gov.uk/calculate-your-business-rates.

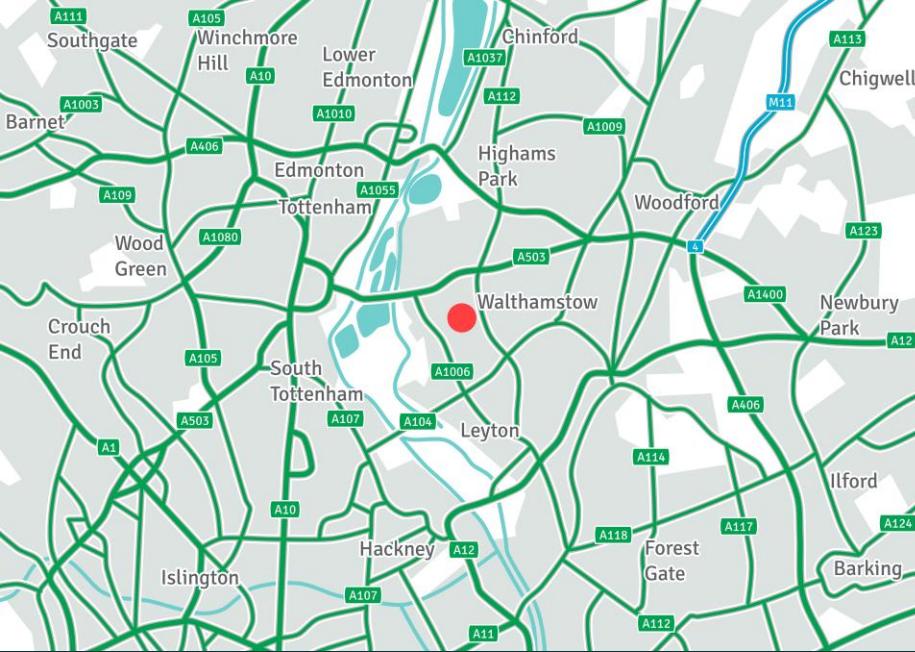
EPC

The property has a current EPC rating of E.

VAT

It is our understanding that the rent will not be subject to VAT.





For further details contact:
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