

## FOR SALE

Leytonstone Christian Centre,  
180 Grove Green Road,  
Leytonstone, London, E11 4EN

### Key information

- Hall Suitable for a Variety of Community Uses
- Available with Vacant Possession
- Main Hall, Four meeting rooms, Kitchen and WC Facilities
- External garden areas to side and rear

### Contact

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## Location

The property is located in the London Borough of Waltham Forest.

The property is located on the north side of Grove Green Road (A106), immediately to the east of the junction with Central Avenue. High Road Leyton (A112) is approximately 0.4 miles to the southwest, at the end of Grove Green Road. The A12, the main road from Essex into London, runs parallel and to the south of Grove Green Road.

Leyton Underground Station (Central Line) is approximately a 10-minute walk to the southwest, providing regular services into Central London via Stratford and London Liverpool Street.

A number of bus routes run nearby, and the property is well located for the local road network.

The property is located in a predominantly residential road but with good access to local shopping and other amenities.

Walthamstow is located 2.6 miles to the north, Wanstead 1.7 miles to the northeast, Stratford 1.6 miles to the south and Central London 7.5 miles to the southwest.

## Description

The property is a purpose-built community hall of traditional brick construction. It has pitched tiled roofs over the main hall and rear office, kitchen and WC facilities.

There is a later brick-built annex to the rear, which has a flat felt covered roof.

The property benefits from UPVC double glazing and gas fired central heating.

Externally there are garden areas to the north side and rear of the property but no off-road parking.

The accommodation provides an entrance lobby, main hall, office, kitchen and WC facilities in the original 1912 built building. The annex constructed much later and accessed internally via the main building has 3 meeting rooms.

All the accommodation is at ground floor.

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 not Listed or located within a Conservation Area.

## Terms & Tenure

We are seeking offers in the order of £750,000 for the freehold interest with vacant possession.

Although the property is currently the subject of a short-term lease the tenant does not have security of tenure. We are advised, if required, our client can obtain vacant possession on giving 6 months' notice.

## Viewing

Strictly by appointment with the sole agent, Rapleys.

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## Accommodation

The property comprises the following approximate floor areas:

Area	Sq m	Sq ft
<b>Ground Floor</b>		
Entrance Lobby	-	-
Main Hall	128.61	1,384
Office	12.53	135
Kitchen	13.47	145
Meeting Room 1	16.35	176
Meeting Room 2	12.07	130
Meeting Room 3	10.51	113
WC Facilities		
<b>Total Internal Area</b>	<b>193.54</b>	<b>2,083</b>

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 a community hall used and occupied by a religious organisation 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](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

As the property has been occupied and used as a place of worship it is exempt from the Energy Performance Certificate requirements. If the property is put to alternative use an EPC may be required.

## 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 purchasers. Prospective purchasers 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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