

FOR SALE OR TO LET

Pitshanger Methodist Church

Pitshanger Lane, Ealing, London, W5 1QP

Key information

- Suitable for a Variety of Community Uses
- Available with Vacant Possession
- Offering a variety of flexible accommodation for multiple simultaneous uses
- Main Worship Hall, Sports Hall, Large Meeting Rooms, Ancillary Offices and Stores, Kitchen and WC Facilities



Location

The property is located in the northern part of Ealing in west London. It is situated on the north side of Pitshanger Lane, which is immediately to the east of the junction with Lindfield Road and to the west of Holyoake Court.

Ealing Broadway mainline and Underground station (Central, District and Elizabeth Lines) is approximately a mile to the south, providing regular services into Central London. The property is well located for the local road network and a number of bus routes run nearby.

Whilst located in a predominantly residential area there is access to local shopping and other amenities as well as the more substantial shopping and other amenities in the centre of Ealing.

Central London is just over 9 miles to the east.

Description

The site is largely level and approximately rectangular in shape.

The property is comprised of several parts, all of which are interlinked internally and there is step free access to the majority of the accommodation.

All the parts are of traditional brick construction. The church is to the north of the site under a pitched tiled roof. There are flat felted roofs over the remainder, which comprise the large hall, foyer between the church and hall and various meeting rooms along the eastern part of the site.

Whilst the majority of the accommodation is at ground floor level the southeastern part is two storey.

The buildings cover the majority of the site, although there is some space along the western boundary and a grassed area to the frontage facing Pitshanger Lane.

Planning

The property has an established F1 use as a place of worship and ancillary accommodation. The F1 use covers a variety of learning and non-residential community uses including use as a place of worship or religious instruction, the provision of education, for the display of works of art (other than for sale or hire), as a public hall or exhibition hall, as a museum or library or as a law court.

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

Terms & Tenure

We are seeking offers in the region of £2,800,000 for the freehold interest or £125,000 per annum for a new lease on terms to be agreed. The property is offered with full vacant possession.



Accommodation

The property comprises the following approximate floor areas:

Area	Sq.m.	Sq.ft.
Ground Floor		
Church	166.00	1,787
Hall	164.30	1,768
Foyer	61.15	658
Room 1	55.87	601
Room 2	64.37	693
Room 3	36.85	397
Vestry	15.35	165
Kitchen	20.50	221
Servery	5.26	56
Various Stores	29.78	320
Total Ground Floor	619.43	6,667
First Floor		
Room 5	47.59	512
Room 6	32.27	348
Room 7	12.29	132
Scouts	11.91	128
Guides	6.62	71
Total First Floor	110.68	1,191
Overall Internal Area	730.11	7,858

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 prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

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.



Rating

As a church building 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.

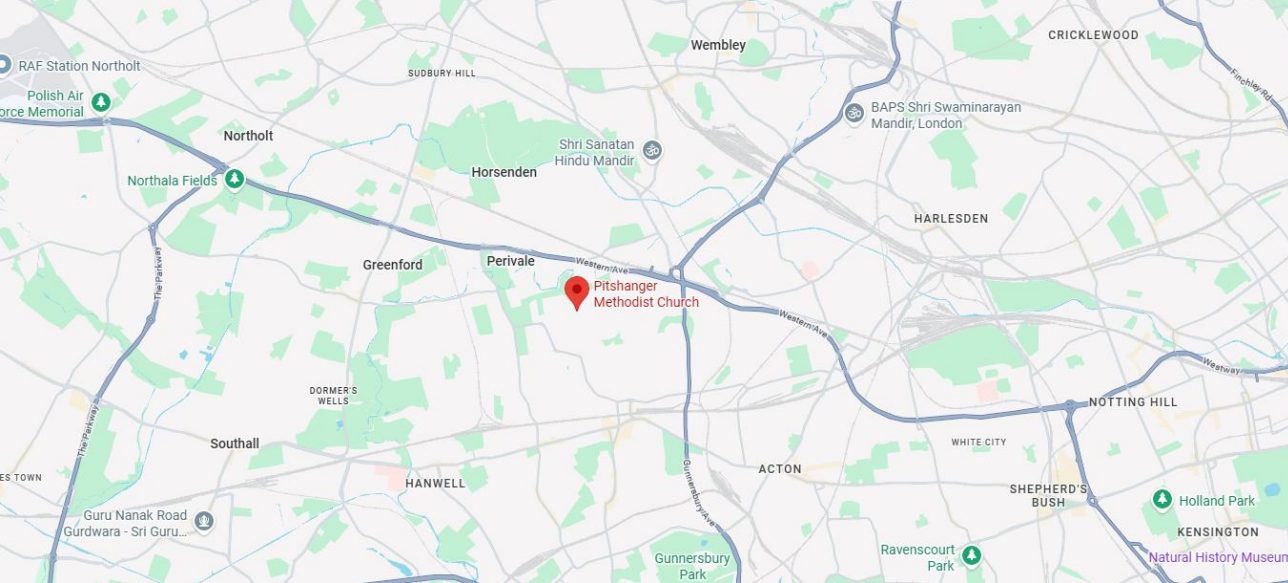
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

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

Viewing

Strictly by appointment with the sole agent, Rapleys.
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About us

Rapleys is an action-oriented property consultancy, offering building consultancy, commercial, planning and residential property services, operating from eight offices across the UK:

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