



Former St Margaret The Queen Church Hall

Cricklade Avenue SW2 3HH. 4200 sqft former church hall for sale or to let



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

Former St Margaret the Queen Church Hall, Cricklade Ave, Streatham, London, SW2 3HH

To Let OIEO £60,000 Per Annum Exclusive

Virtual Freehold OIEO £1,500,000

LOCATION: - The property is situated fronting Cricklade Avenue, a residential side road off Streatham Hill in South-West London. The property is within walking distance of Streatham Hill mainline station which provides relatively easy access into Central London and there are numerous bus routes that service Streatham Hill and Streatham High Road. The centre of Streatham provides a wide range of local facilities. Cricklade Avenue and surrounding roads are mainly CPZ controlled but there is some free available parking in residential roads further afield. The surrounding area is a reasonably densely populated and relatively affluent catchment.

DESCRIPTION: - The property comprises a former church hall arranged as two main hall areas together with ancillary offices, kitchen areas and WCs. The property has excellent ceiling heights and the main hall benefits from a raised stage. The main hall has excellent natural light and there are multiple fire exits within the building. There are two small outside areas at either end of the building. The property has central heating (not tested), a disabled WC and two further WCs.

ACCOMMODATION:

Main hall	161.14m ² (735ft ²) approx.
Main hall stage	32.18m ² (346ft ²) approx.
Second hall	149.9m ² (1614ft ²) approx.
Office 1	13.25m ² (143ft ²) approx. (partitioned into two)
Office 2	13.77m ² (148ft ²) approx.
Former kitchen	14.2m ² (153ft ²) approx.
Reception hall	
Disabled WC and two additional WCs	

Externally

Two small garden areas to either end of the building.

USE/PLANNING: - The property was constructed as a church hall and has more recently been used as a children's day nursery. The property historically would have fallen within Class D1 but is now believed to fall within Class E of the current Town and Country Planning (Use Classes) Order. We would recommend that all interested parties consult the Local Planning Authority as to their intended use prior to making any proposals in respect of the property. The property may be considered curtilage buildings to the adjoining church which, we understand, is Grade II Listed and this should also be considered if interested parties are making proposals.

TENURE: - The property is to be offered by way of a sale of the virtual freehold interest (999-year lease with a ground rent of £1000 per annum) with the benefit of vacant possession. Alternatively, consideration will be given to a short lease for a term of up to 3 years contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II as Amended.

PRICE: - Offers in Excess of **£1,500,000** (One million five hundred thousand pounds) is sought for the virtual freehold interest in the above property.

RENT: - In the event of a letting, offers in excess of **£60,000** (Sixty thousand pounds) per annum exclusive are sought.

BUSINESS RATES: - The property does not appear on the current Local Authority rating list. Interested parties should make their own enquiries of the Local Planning Authority.

EPC RATING: - The property has a rating of 122 within Band E.

VAT: - We are advised that the property has not been elected to VAT and therefore VAT will not be chargeable on the rent or purchase price.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

21st June 2022



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

21st June 2022



specialist advice on all property matters