

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE **Community Hall**

St Stephen's, 1B Copeland Road,
Walthamstow, London E17 9DB

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com



Suitable for variety of
community uses

Available freehold

Ready for occupation

Available on short notice

FOR SALE

Community Hall

rapleys.com
0370 777 6292

St Stephen's, 1B Copeland Road,
Walthamstow, London E17 9DB

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com

Location

The property is located on the east side of Copeland Road, just to the south of the junction with Grove Road and approximately a quarter of a mile to the east of Hoe Street (A112). Walthamstow Central mainline and Underground station (Victoria Line) is approximately half a mile north west, providing regular services in to London Liverpool Street and London Victoria. The property is located in a predominantly residential street but with good access to local shopping and other amenities. A number of bus routes run along nearby roads. Central London is approximately 8 miles to the south west and Stratford approximately 2.5 miles to the south.

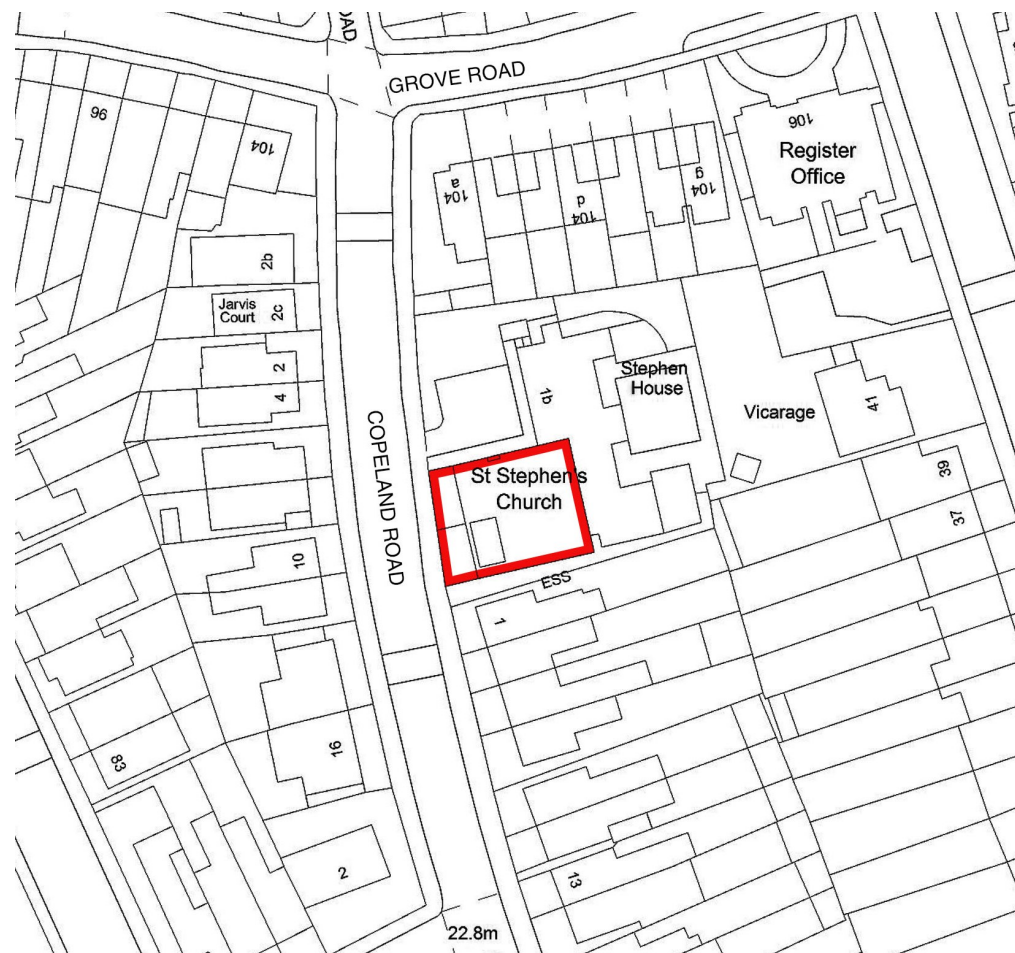
Description

The property is of traditional brick construction under a pitched tiled roof. All of the accommodation is at ground floor level and provides a main hall, two offices, three stores, kitchen and WC facilities including a disabled toilet. There is a small amount of external space and, subject to availability, the ability to park in the small car park adjacent to the building.

Planning

The property falls under what is termed Class D1 Non-residential Institutional use under the Town and Country Planning (Use Classes) Order 1987 (as amended). This Class provides that a property within this use can be used for a variety of non-residential community uses including as a place of worship or religious instruction, public hall, museum, library, art gallery, public exhibition hall, day nursery, crèche, non-residential school or college, clinic, health centre, day centre or consulting rooms without the need to obtain planning consent for a change of use.

The property is located within the London Borough of Waltham Forest and is therefore subject to the Borough's planning policies. These include a policy seeking to protect existing community facilities. From a search of Waltham Forest's website the property does not appear to be Listed or located within a Conservation Area.



FOR SALE Community Hall

rapleys.com
0370 777 6292

St Stephen's, 1B Copeland Road,
Walthamstow, London E17 9DB

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main hall	81.43	876
Office 1	12.93	139
Office 2	12.07	130
Store 1	7.85	84
Store 2	5.61	60
Store 3	2.33	25
Cleaners cupboard	0.51	5
Kitchen	10.24	110
WC facilities		
Total	132.97	1,429
	Hectare	Acre
Total Site Area	0.03	0.07

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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

Freehold.

Terms

Seeking offers in excess of £550,000.

Energy Performance

The property has been used as a place of worship and is currently exempt from the EPC regulations. However, this could change depending on the intended use of a purchaser.



FOR SALE

Community Hall

rapleys.com
0370 777 6292

St Stephen's, 1B Copeland Road,
Walthamstow, London E17 9DB

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com

Rating

As a community building used for charitable purposes the property is not listed for Business Rates. However, depending on the intended use of a purchaser the property could be assessed for Business Rates in future.

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 on www.gov.uk/calculate-your-business-rates.

VAT

We are advised that no VAT will be payable on the purchase price.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. 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 October 2019.

