

Salvation Army Hall

21/23 Dalling Road, Hammersmith, London W6 0JD



GERALDEVE

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The Opportunity

- Former Salvation Army Hall (D1 Use Class)
- Double height worship hall with ancillary residential (C3 Use Class) and office accommodation (B1 Use Class) at first floor level
- Self-contained three bedroom flat and ancillary office accommodation, each with separate access
- Gross internal floor area of approximately 456 sq m (4,918 sq ft)
- Site of c.0.07 acre
- Suitable for a variety of community uses, with scope for conversion into residential, subject to planning consent

Location

The property is located in Ravenscourt Park within the London Borough of Hammersmith & Fulham, approximately 100 metres south-east from Ravenscourt Park Underground Station (District Line), and 0.5 miles west of Hammersmith Underground Station, providing regular services into Central London. The property benefits from good road connections with the A4 being within 250 metres from the property. The property is bound to the north by Busy Bees Montessori Nursery School and Flora Gardens Primary School. The property is located in a predominantly residential area with good access to local shopping and other amenities.



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Description

The property comprises of a prominent detached two storey former citadel, built in the 1780's, of traditional brick construction under a pitched tiled roof with predominantly crittall framed single glazed windows. The property provides a double height worship hall to the rear of the ground floor with a further open plan hall to the front of the ground floor, with ancillary office, kitchen and WC accommodation. To the right hand-side of the hall, as viewed from Dalling Road, a gate provides access to a self-contained three bedroom flat at first floor level, which can be accessed internally from the hall, with a separate living room, dining room, kitchen, bathroom and WC facilities. To the rear of the first floor the property provides additional ancillary office accommodation with shower and WC facilities, accessible internally and by way of a separate external entrance at ground floor level. The property benefits from a small area of outside recreational space accessed directly off the worship hall.

The property is served by mains water, gas, electricity and drainage.

Accommodation

The property previously served as a citadel for the Salvation Army and provides the following approximate floor areas:-

Accommodation	Use	NIA sq m	NIA sq ft	GIA sq m	GIA sq ft
Ground Floor	Worship Hall (D1 use class)	166.00	1,786	228.47	2,459
First Floor	Residential & Offices (C3 & B1 use classes)	213.11	2,294	228.47	2,459
Total		379.11	4,080	456.94	4,918

We have scaled the Ordnance Survey map of the subject property and calculate the total site area to be 0.029 hectare (0.074 acre).



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Tenure

The property is offered freehold.

Planning

We understand that the property has planning permission for their current religious use, which falls within use class D1 (Non-residential institutions) of the Use Classes Order. We also understand from our enquiries that the part of the first floor used for residential use has planning permission for ancillary residential use (C3 use class) under the main use class D1, and that the part of the first floor used for office accommodation was granted consent for a change of use from ancillary residential use (C3 use class) to office use within Class B1 of the Use Classes Order in July 2018.

The property is located within the London Borough of Hammersmith and Fulham and forms part of the Ravenscourt and Starch Green Conservation Area. We understand that the property is not listed. However, the property is listed on the local register of buildings of merit within the Conservation Area.

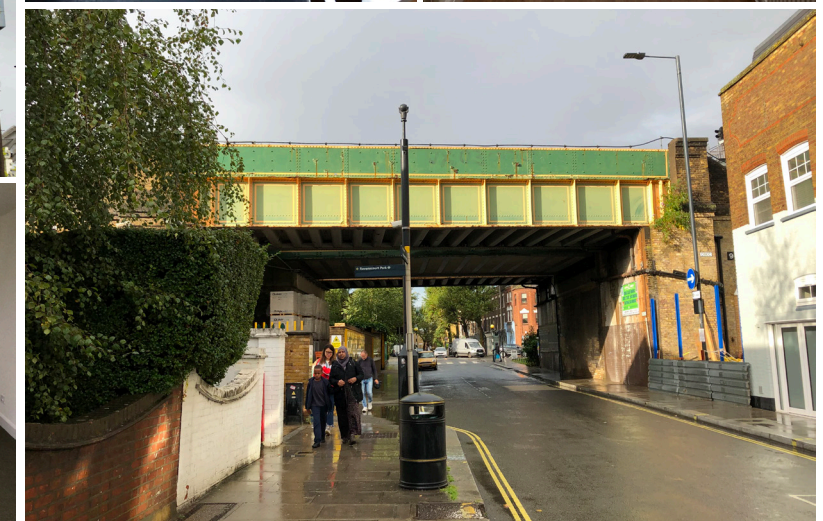
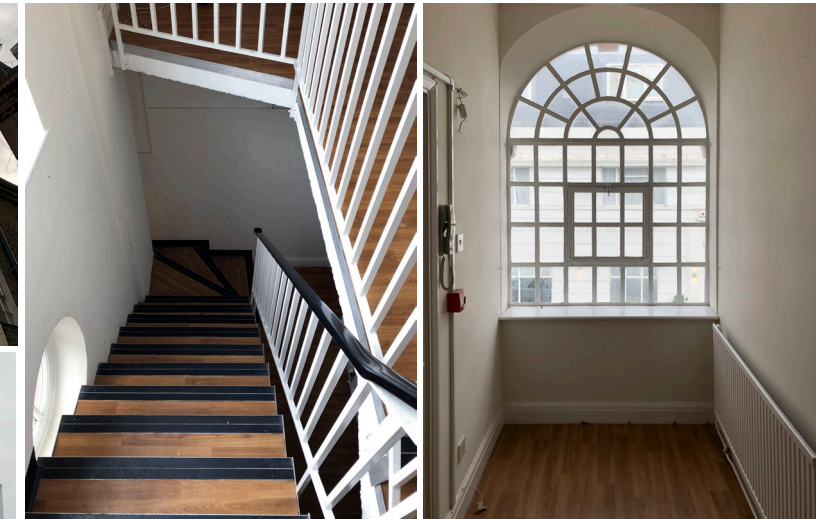
EPC

The property until recently has been used predominantly as a place of worship and is currently exempt from the EPC regulations.

Business Rates:

As a community building used for charitable purposes the property is not listed on the Valuation Office Agency's (VOA's) rating list as the property may benefit from an exemption or some form of business rates relief.

We understand that the council tax liability for the self-contained flat currently falls within Band C.



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VAT

We are advised that the property is not elected for VAT.

Terms

We are seeking unconditional and conditional (subject to planning) offers for the freehold interest by way of an informal tender.

Guide Price

Inviting offers in excess of £1,950,000.

Contacts

The property is offered for sale by the sole agents, Gerald Eve LLP. Inspections are strictly by prior appointment with the sole agents.

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Conditions under which these particulars are issued

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