

FOR SALE FREEHOLD Church

Northwood Hills United Reformed Church, Joel Street
Northwood Hills, Middlesex HA6 1NL



Contact

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Location

The church is located on the west side of Joel Street, a short distance north of the junction with Norwich Road. Northwood Hills Underground station (Metropolitan Line) is approximately a five-minute walk to the north, providing regular services in to central London via Baker Street. The property is located on a road with properties in residential and various commercial uses. A number of bus routes run along nearby roads. Central London is approximately 15 miles to the south east, Watford approximately 5 miles to the north and Harrow approximately 4 miles to the east.

Description

The church is of traditional brick construction under pitched tiled roofs. The accommodation is primarily at ground floor level, with a first floor mezzanine at the front facing Joel Street and a first floor 3-bedroom flat toward the middle of the property, which has its own external entrance but can also be accessed via the church.

The ground floor accommodation provides a hall to the front, which has been converted for use as a day centre and is now called the Templeton Day Centre. The worship space is to the west of the day centre and there are various ancillary halls and meeting rooms, along with kitchen and WC facilities to the west of the worship space. There is a reasonable size car park to the front and south side of the property with vehicular access off Joel Street. There is pedestrian access off Lichfield Road to the rear.

EPC

As a place of worship and ancillary accommodation the property is currently exempt from the EPC requirements. Depending on future use an EPC may be required.

Rating

As a place of worship and ancillary accommodation, used for charitable purposes the property is not listed for Business Rates.

Tenure & Terms

We are seeking offers in excess of £2,750,000 for the vacant freehold interest.

VAT

It is our understanding that there will be no VAT payable on the purchase price.

Viewing

To be arranged through the sole agent, Rapleys.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Suitable for a variety of community uses

Available with vacant possession

Potential refurbishment and development opportunity

Large open spaces and ancillary rooms

A self-contained 3-bed flat

Car park and garden space



OIEO
£2,750,000

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Templeton Day Centre		
Ground floor		
Room 1	72.02	775
Room 2	72.50	780
Office	5.06	54
Workshop	8.20	88
Kitchen	7.95	86
Storage	0.57	6
Mezzanine	49.28	530
Sub total	215.58	2,320

Church total	161.12	1,734
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Rear halls and meeting rooms		
Kingsland Hall	85.50	920
Nat Green Room	18.42	198
Vestry	19.11	206
Kitchen	20.67	222
Hartford Room	21.79	235
Mansfield Room	54.40	586
Storage	2.42	26
Storage	0.75	8
Sub total	223.06	2,401

Overall net internal area	599.76	6,456
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Three bedroom flat	76.50	823
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The church and hall space is shown in terms of the net internal useable areas. The flat area is on a gross internal area basis.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net and gross internal basis and must be verified by interested parties.

Planning

The property falls under what is termed Class F1 Learning and Non-residential Institutions 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 the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts. Use can swap between the above purposes without the need to obtain consent for a change of use.

The property is located within the London Borough of Hillingdon and is therefore subject to the Borough's planning policies. These include policy seeking to protect existing community facilities. There is generally a strong demand for buildings in community use and given Hillingdon's planning policy it could be difficult to obtain planning permission for alternative uses.

From a search of Hillingdon's website the property does not appear to be statutorily or locally Listed and is not located in a Conservation Area.



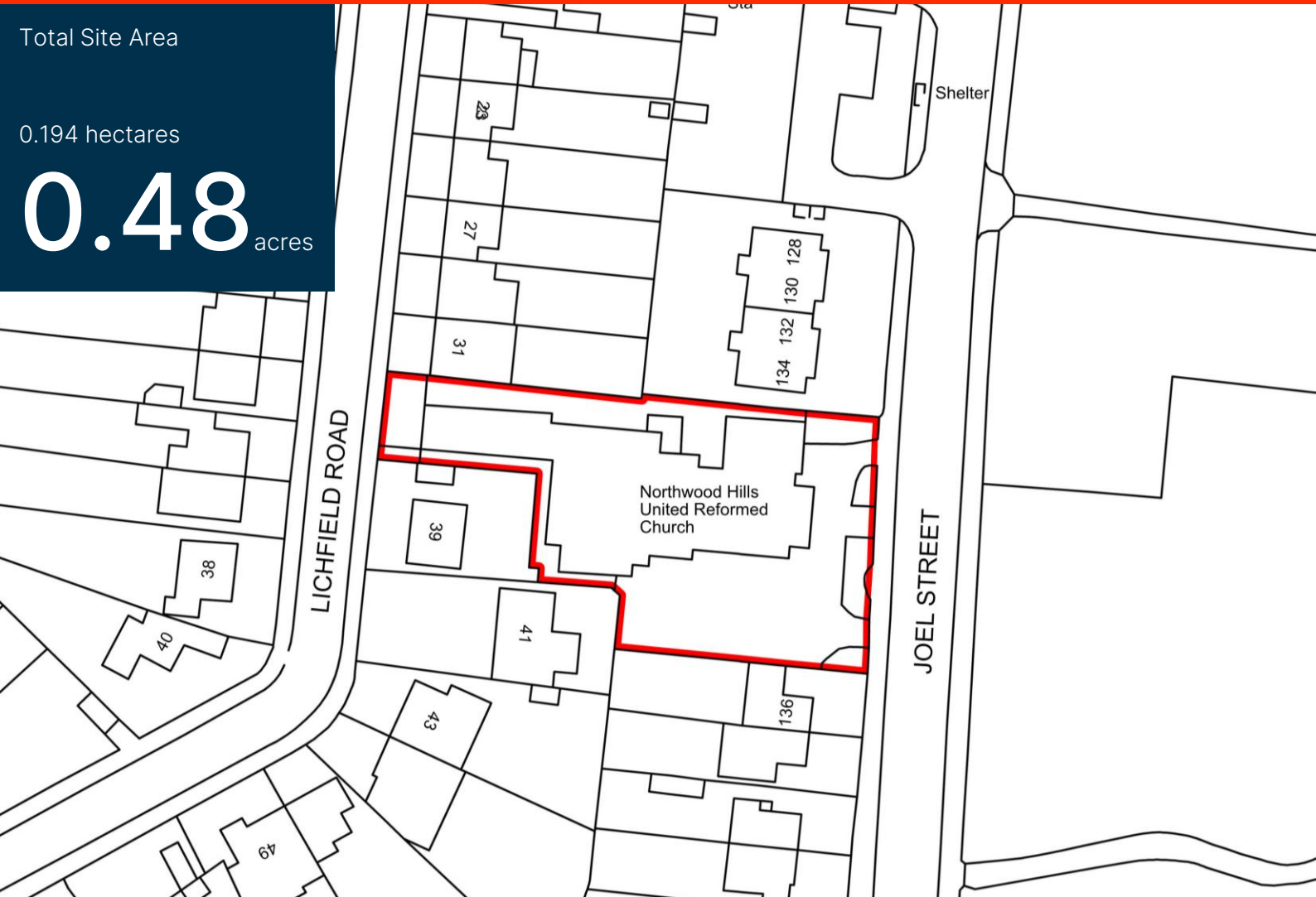
Including
3-bed flat

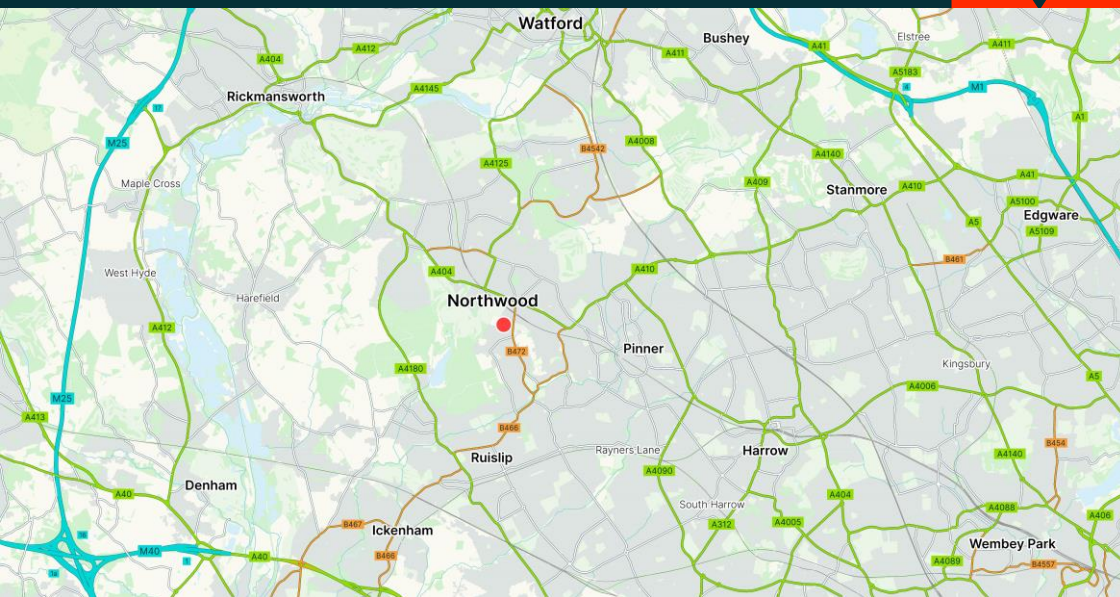


Total Site Area

0.194 hectares

0.48 acres





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