

DEVELOPMENT OPPORTUNITY

(MAY ALSO SUIT OWNER OCCUPIERS AND INVESTORS)

FOR SALE (may let)

**FORMER WINCHMORE HILL METHODIST CHURCH,
GREEN LANES, WINCHMORE HILL, LONDON N13 4EP**



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Dangerfield Property, Tel: 020 8886 7449, Email: jeremy@dangerfieldproperty.co.uk
Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrovian Business Village, Bessborough Road, Harrow, HA1 3EX

- Former church of approximately 8,000 sqft on a self-contained site of 0.29 acres.
- Development potential for residential conversion to 16no. units or 30no. new build units, subject to planning. (**See indicative schemes below**).
- Existing use Class F1 (Learning and non-residential institutions) but suitable for alternative uses, subject to planning.
- Available with full vacant possession.
- Freehold for sale (may let).



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Location

The property is located in a prominent position fronting Green Lanes, just north of the junction with Eaton Park Road, on the Winchmore Hill / Palmers Green Borders, in an affluent residential part of North London. Local occupiers include Sainsburys and Waitrose supermarkets and numerous independent retailers and restaurants. Green Lanes provides excellent road connections and numerous bus routes serve the area. Winchmore Hill and Palmers Green stations are both within approximately three quarters of a mile.

Description

The property comprises a former church with ancillary areas at the rear. The front section is a 1980's built church, with double height, open plan congregational area and a small first floor gallery. The church interconnects with an older style building to the rear which comprises a former church hall, meeting rooms, offices and kitchen on the ground floor and two further meeting rooms/offices on the first floor. The property benefits from a large private forecourt which provides car parking for approximately 10 cars. The building also has secondary pedestrian access at the side and rear via Lytton Avenue. The site is approximately 0.29 acres.

Floor Areas

All floor areas are approximate only:

Ground floor church, church hall, meeting rooms/offices/kitchen	6,500sqft	(604 m ²)
First floor gallery and meeting rooms/offices	<u>1,500 sqft</u>	<u>(139 m²)</u>
Total GIA (approximately)	8,500 sqft	(743 m²)
Site area	0.29 acres	(0.12 ha)

Planning

The existing use falls within Class F1 of the Use Classes Order (Learning and non-residential institutions) but may be suitable for alternative uses or redevelopment, subject to planning. We understand that the property is not located in a Conservation Area and that no part of the building is Listed or on the Local List. Interested parties are advised to make their own enquiries to London Borough of Enfield Planning Department.

Quoting Terms

The property is available for sale or to let, with full vacant possession:

Freehold – Guide price **£2,500,000** subject to contract.

Leasehold – a new FRI lease for a term by arrangement - Rent **£27.50 per sqft**.

VAT

The property is NOT elected for VAT.

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property:

Jeremy Dangerfield

020 8886 7449

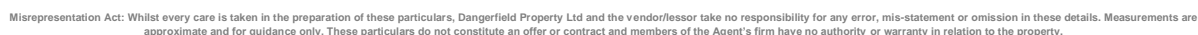
07775 625 674

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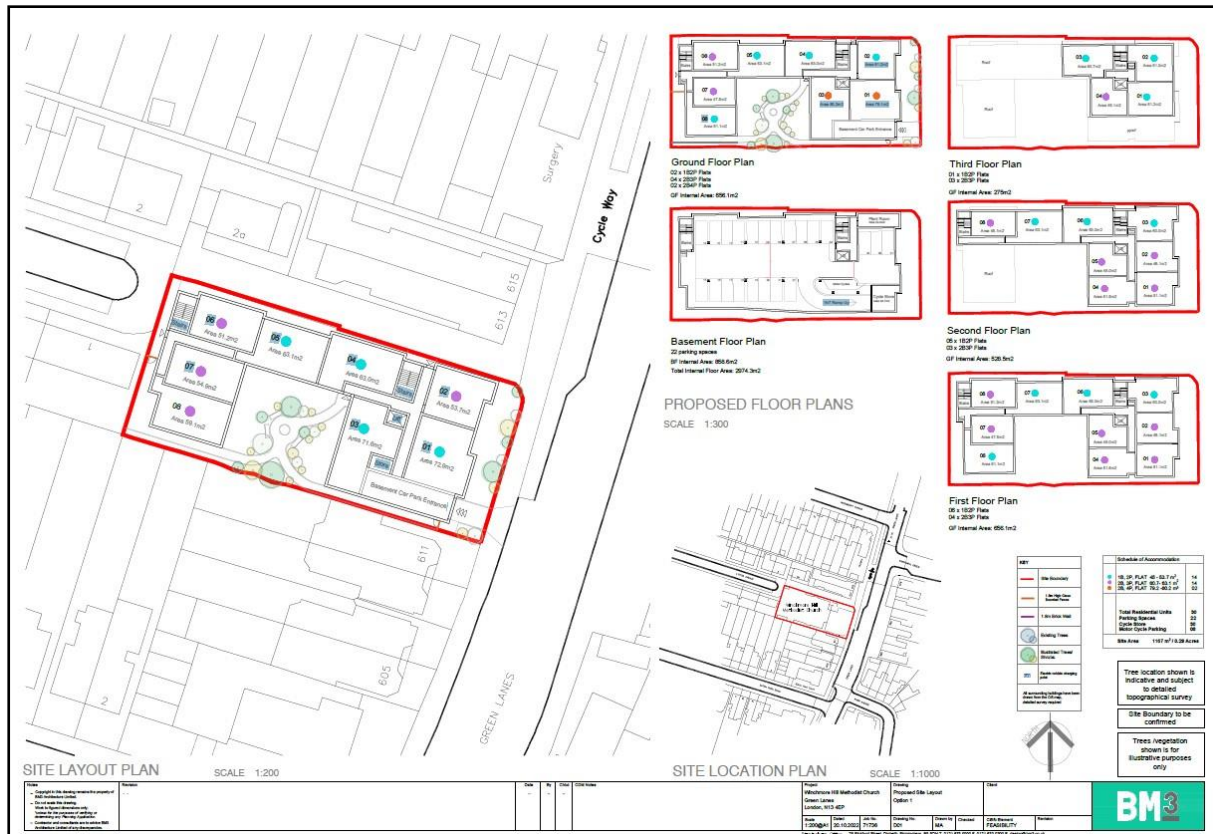
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