

## PROPERTY PARTICULARS

### FOR SALE

Beautifully fully fitted freehold church

160b, Handcroft Road, Croydon, Surrey, CR0 3LE



#### Situation

Handcroft Chapel is located close to the junction of Handcroft Road and London Road. It is within walking distance to Croydon Town centre with its excellent transport system, trams, buses and West Croydon overground railway and major shopping facilities. There are local shopping facilities nearby.

#### Description

The property comprises a purpose built church planned on ground and first floors with a side car park for 2 cars. The accommodation has been beautifully refurbished and transformed into a modern and elegant chapel, ready for immediate occupation.

The accommodation is arranged as follows:

- Ground floor Entrance Lobby
- Ground floor hall. Fitted folding sliding partitions that can be moved to create 2/3 classrooms/ offices. Ceiling height approx. 2.82m
- Wood-strip flooring
- Projector screen providing a video link to the main hall.
- Fitted floor to ceiling fitted storage furniture. Plus fitted wall units.
- Fire exit.
- Baptism pool.
- Pastors office
- Fitted kitchen with fridge, oven, hob, sink plus a range of high level storage cupboards.
- Ladies and gents WC's. Half tiled walls, ceramic tiled floors.
- Disabled WC. Range of fitted high level storage cupboards.
- Under-stairs storage cupboard.

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### First floor

#### Main Hall

Approx: 17.45m x 6.15m. Ceiling height approx. 3.8m

- Upper balcony area fitted for communications equipment, PA and computers.
- Stage area.
- Paneled wall and matching wood paneling to ceiling.
- Carpeted floor
- Air conditioned-heating, cooling and fresh air handling.
- Excellent natural light
- Triple glazed windows
- Total Gross internal floor area approximately 2,325 sq. ft (216 m<sup>2</sup>)
- Exterior Side car parking area for 2 cars.
- Services Air conditioning. Heating & cooling. Fresh air handling.
- Data cabled
- Intercom system
- Video links
- Gas boiler- part central heating.
- Fire and burglar alarms.
- Triple glazed widows for extra thermal and soundproofing.

Note- The services have not been tested

### Rates TBA

VAT The property is not elected for VAT purposes

### Planning

I am advised that the property enjoys D1 use

Potential occupiers are advised to seek clarification regarding planning matters from Croydon Council.

020 8726 6000

### Tenure

The property is offered freehold. Fitted furniture is included but all electronic equipment is excluded from the sale.

### Price

Offers are invited for the freehold interest in the region of £500,000 subject to contract

### Costs

Each party to be responsible for their own legal and professional costs.

### Viewing

Contact Alex Dawson

Tel: 0207 939 9550 / 07949 745 533



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