



FOR SALE

Saint Christopher Christian Fellowship
Church

31a Torrison Road

Catford

London

SE6 1AQ

—

FREEHOLD OPPORTUNITY





Location

The property is located on Torridon Road, close to its junction with Brownhill Road (A205) South Circular, which is a major thoroughfare route, providing connections to the Blackwall Tunnel, Woolwich Ferry, and Kent to the east, and Chiswick Roundabout to the west.

The locality is predominantly residential, with Catford Town Centre approximately 1.2 miles to the west, providing an excellent mix of national and independent retailers, restaurants, and bars. Hither Green (0.5 miles), Catford Bridge and Catford Stations (1.2 miles) provide regular Southeastern and Thameslink services. Numerous buses also serve the locality.

Description

The premises form a self-contained, church building arranged over ground and first floor levels, and benefits from the following:

- Large hall area, with a separate raised stage, strip lighting, wooden flooring, and entryway/circulation area.
- Yard/playground space to the front of the building which has been partially fenced.
- 3 individual rooms which could be used for offices, storage or small classrooms
- Kitchen and large serving room
- •Separate male and female W.Cs
- The property also benefits from multiple pedestrian entrances and fire exits.

The building itself has gas central heating and electricity supply, and good natural light. Set within the circulation area leading off from the hall area, there are multiple built-in cupboards, which would be convenient for storage of coats and other items.

Torridon Road and neighbouring streets provide ample free parking, or drop-off and collection opportunities.

Property Use

We assume the property currently benefits from F1 Use Class (place of worship and education). However, the prospective purchaser must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.



Price

Guide price of £1.4m.

Tenure

The property is Freehold, under title number TGL111327 and is subject to a restrictive covenant. Further details available on request.

Property Size

The premise affords the following approximate GIA (Gross Internal Areas):

Ground Floor	304.44 sq m	(3,277 sq ft)
First Floor	112.89 sq m	(1,215 sq ft)

Total Accommodation 417.33 sq m (4,492 sq ft)

Business Rates

The property is currently exempt from business rates, as its existing use falls within 'buildings registered for public religious worship or church halls'. We advise purchasers to make their own enquiries with the Local Authority.

VAT

We understand that VAT is not applicable.

EPC

The property has a D rating (90).

Legal Costs

Each party responsible for their own legal costs.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when the memorandum of sale is agreed.

Viewings

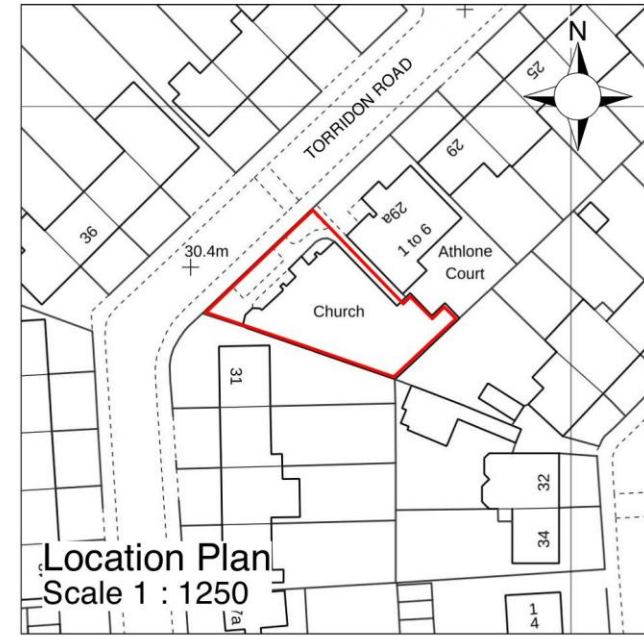
Strictly by prior arrangement with the sole agents Hindwoods 0208 858 9303.



Charlene Nicholls
c.nicholls@hindwoods.co.uk

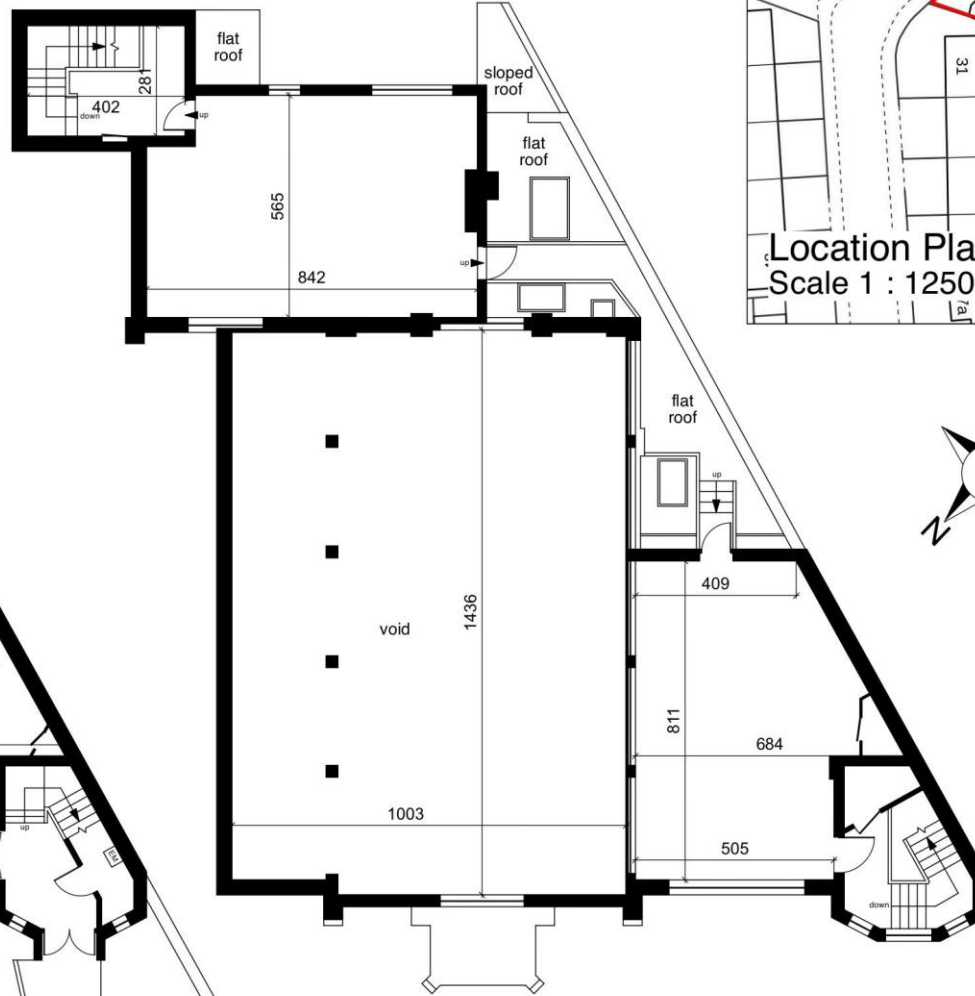
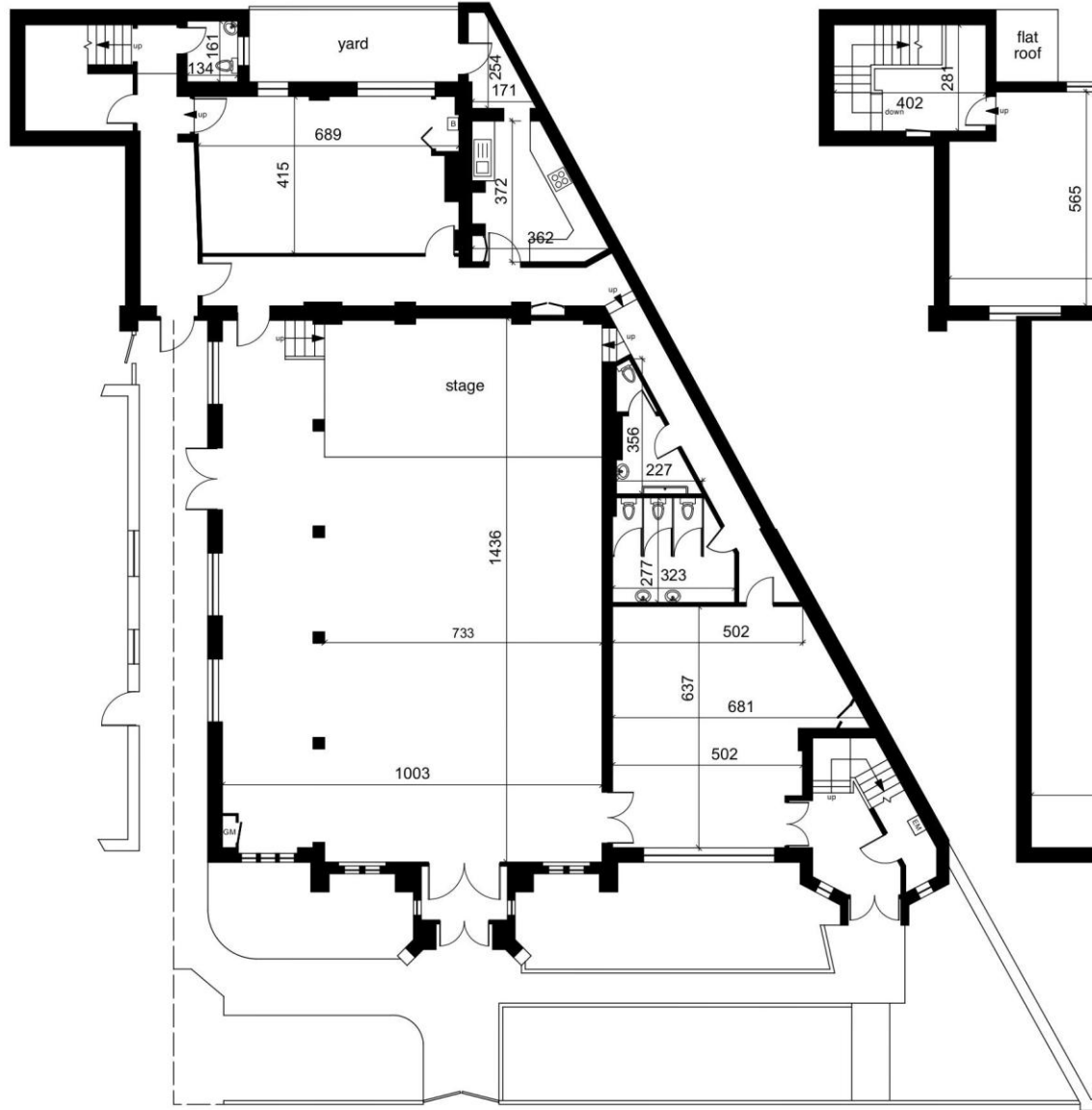
31A Torrison Road
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SE6 1AQ

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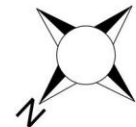
Ground Floor

First Floor



PAVEMENT OF TORRISON ROAD

All Dimensions in Centimeters

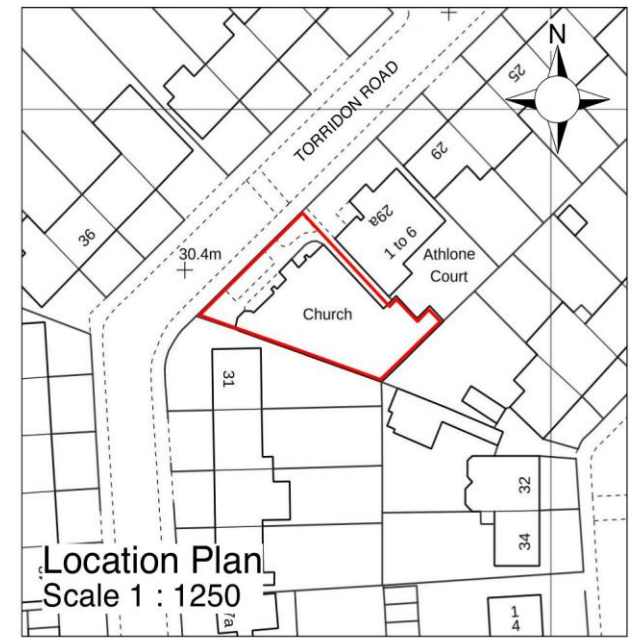


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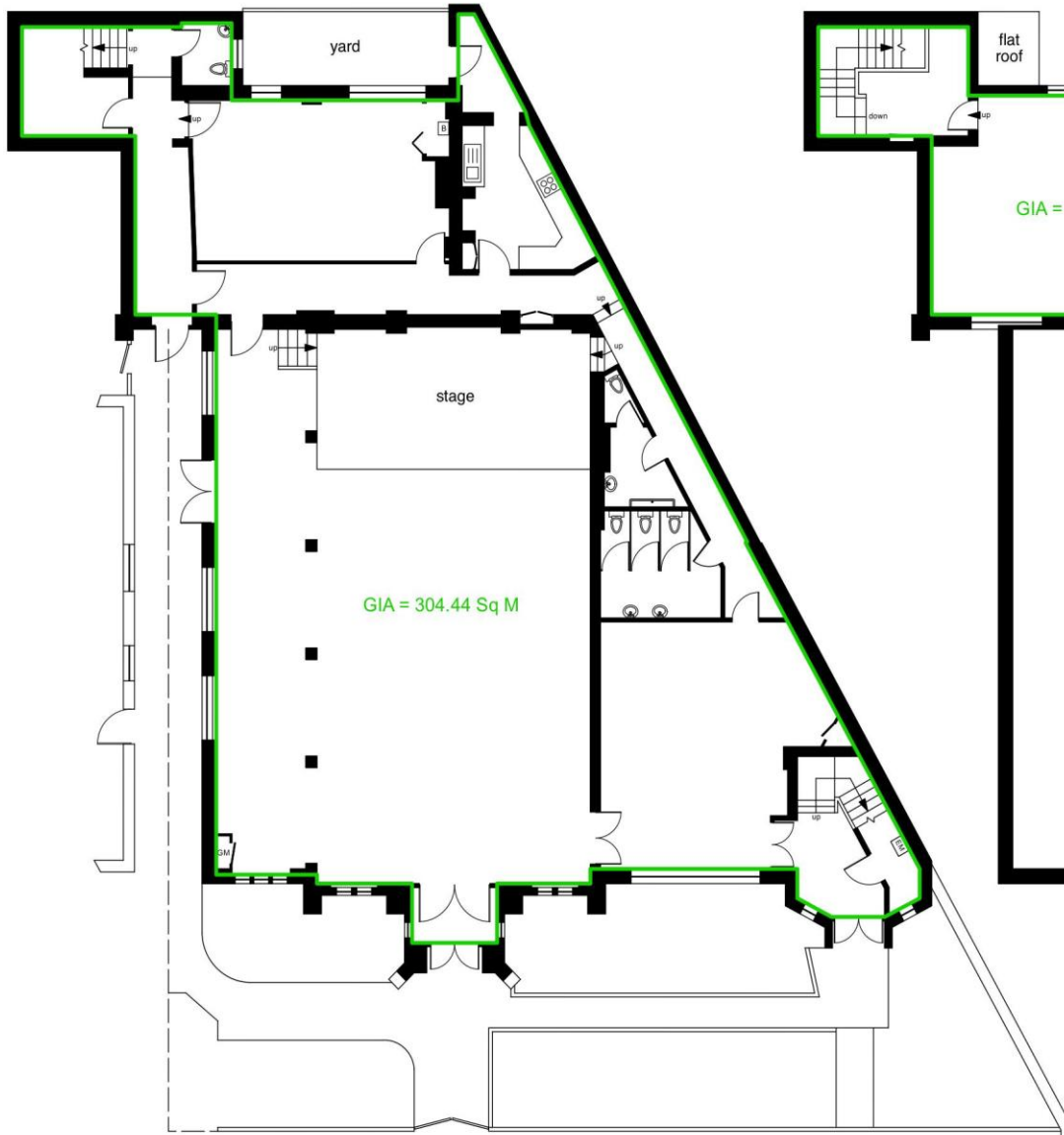


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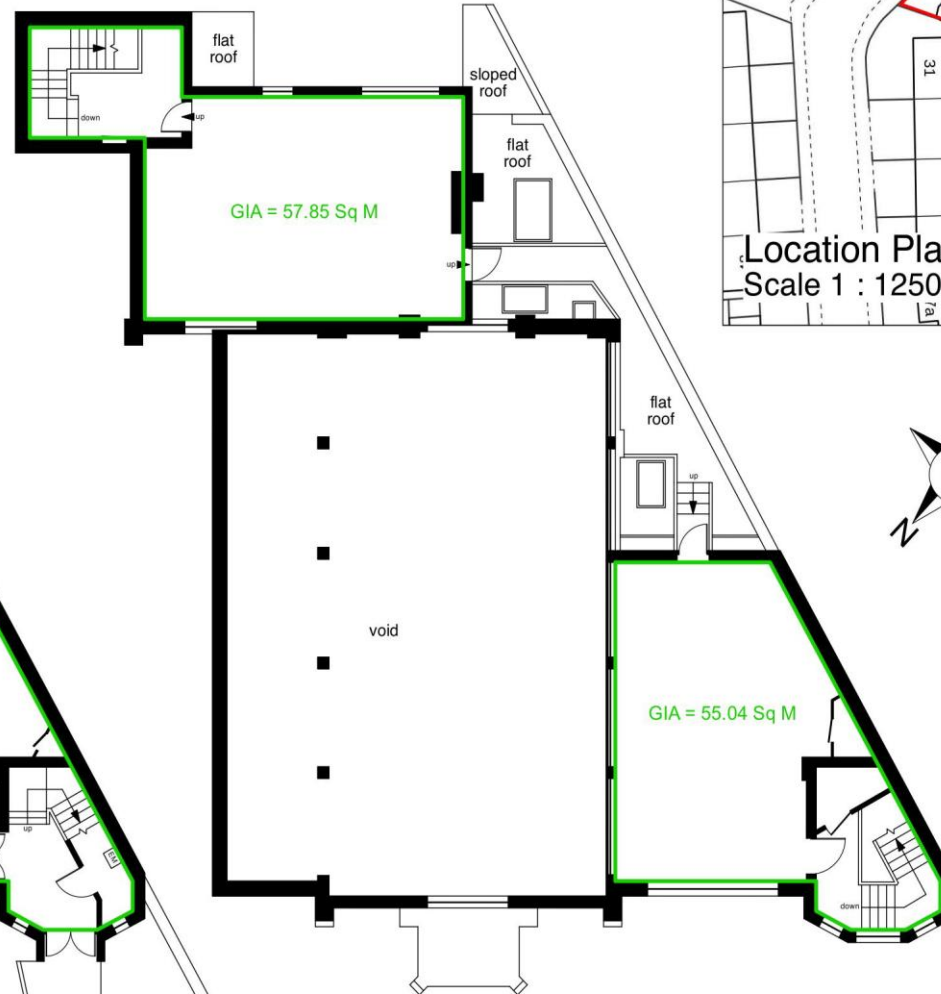
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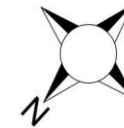
Ground Floor



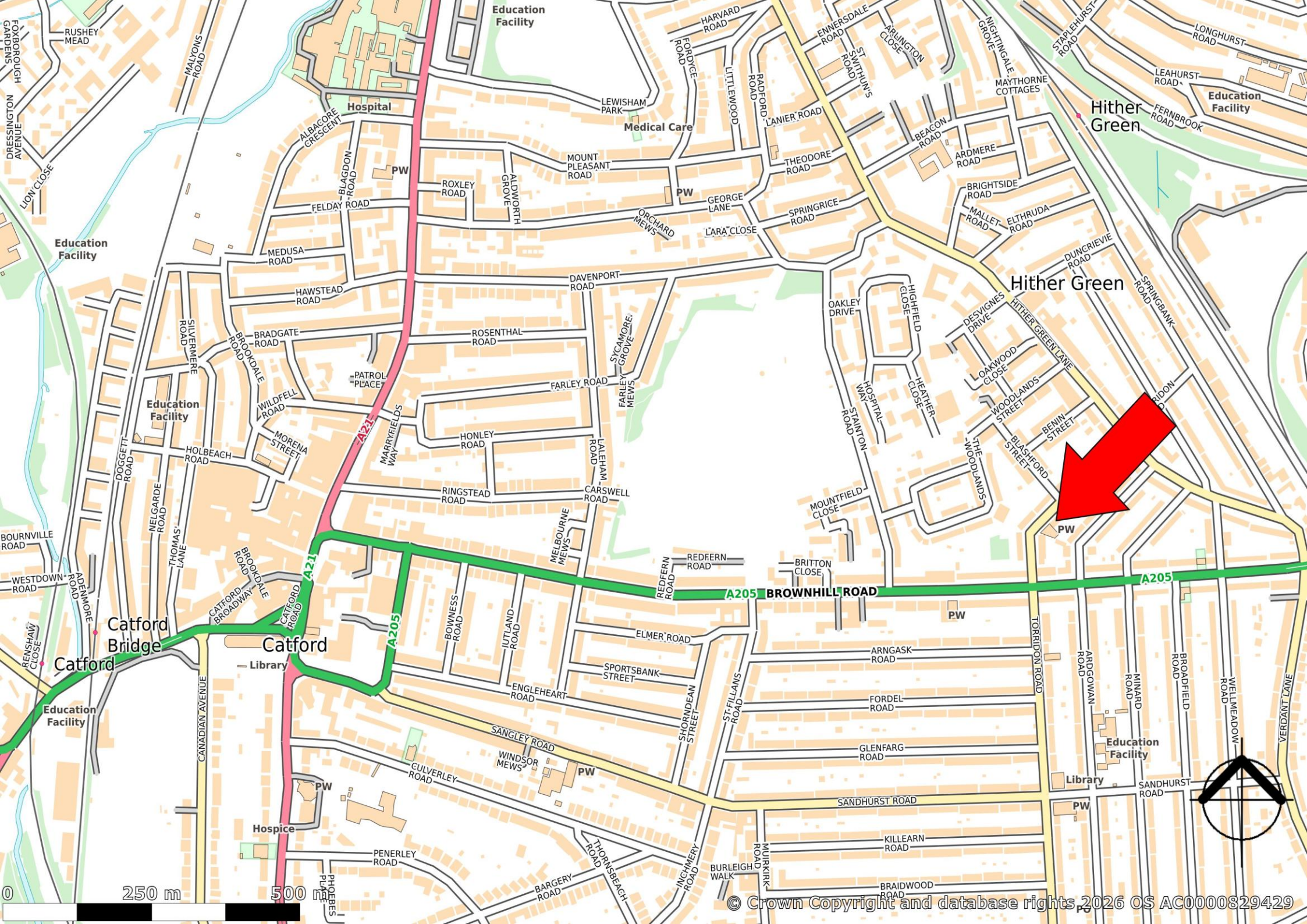
First Floor



PAVEMENT OF TORRIRON ROAD



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Hither Green

Hither Green



PW

A205 BROWNHILL ROAD

A205

A205

A21

A21

0 250 m 500 m

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