

REF 1780



TO BE LET

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PARISH HALL, RC CHURCH OF ST MARY & ST MICHAEL, LUKIN STREET, LONDON, E1 0AA

POTENTIAL DAY NURSERY OPPORTUNITY IN PRIME EAST LONDON LOCATION WITH AMPLE OUTDOOR SPACE

020 8099 3119
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Bernard
Gordon &
Company

OVERVIEW

Parish Hall in Prime East London Location, ideally suited for Day Nursery use, subject to planning

Ground floor building with a total GIA of approx 3,000 sq. ft

Outdoor space wrapping around the majority of the property, ideal for a children's play area, as well as space for parking and drop off

Excellent transport links, with Shadwell DLR and Overground stations nearby, providing easy access to central London and surrounding area

A short distance from Commercial Road and the surrounding local shopping areas, offering a variety of shops, cafés and restaurants

To Be Let on either full time or pack-away basis: Full time - offers invited in the region of £60,000 per annum exclusive Weekend pack-away - offers invited in the region of £40,000 per annum exclusive

Subject to contract



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LOCATION

The Parish Hall has its own access off Lukin Street in Shadwell, an established East London location offering convenient access to the City of London, Canary Wharf and the wider Docklands area. The surrounding area comprises a mix of residential, commercial and community uses, with a range of local amenities and facilities available nearby. Commercial Road is within easy reach and provides access to a variety of shops, cafés, restaurants and everyday services. The property is also well positioned for the wider amenities of Whitechapel and Wapping, with their respective retail, leisure and cultural offerings.

Access to the site is via Lukin Street, close to the "Bridge" forming part of the adjacent School. The property benefits from good public transport connections, with Shadwell DLR and London Overground stations located nearby. Shadwell DLR provides direct services to Bank and Tower Gateway, whilst the London Overground offers connections towards Whitechapel and other destinations across the capital. The location is also served by local bus routes, providing additional travel options and convenient access to the surrounding areas.

THE PROPERTY

The property is set within the grounds of the Roman Catholic Church of St Mary & St Michael. In addition to access through the church, it has its own pedestrian and vehicular access from Lukin Street. The detached, ground-floor building was originally built as a community hall for the Parish. It has since been used by both the Parish and the adjoining school and has been maintained in good condition. The accommodation comprises a large main hall, kitchen, ancillary rooms, storage and ample toilet facilities, offering a practical layout for a range of uses. Its configuration and outside space make it particularly well suited to day nursery use, subject to planning. The site benefits from on-site parking and ample outdoor space, which could be used as a playground if required. The hall is separate from the main church and presbytery, allowing it to be operated independently and supporting the separation of activities for safeguarding purposes.

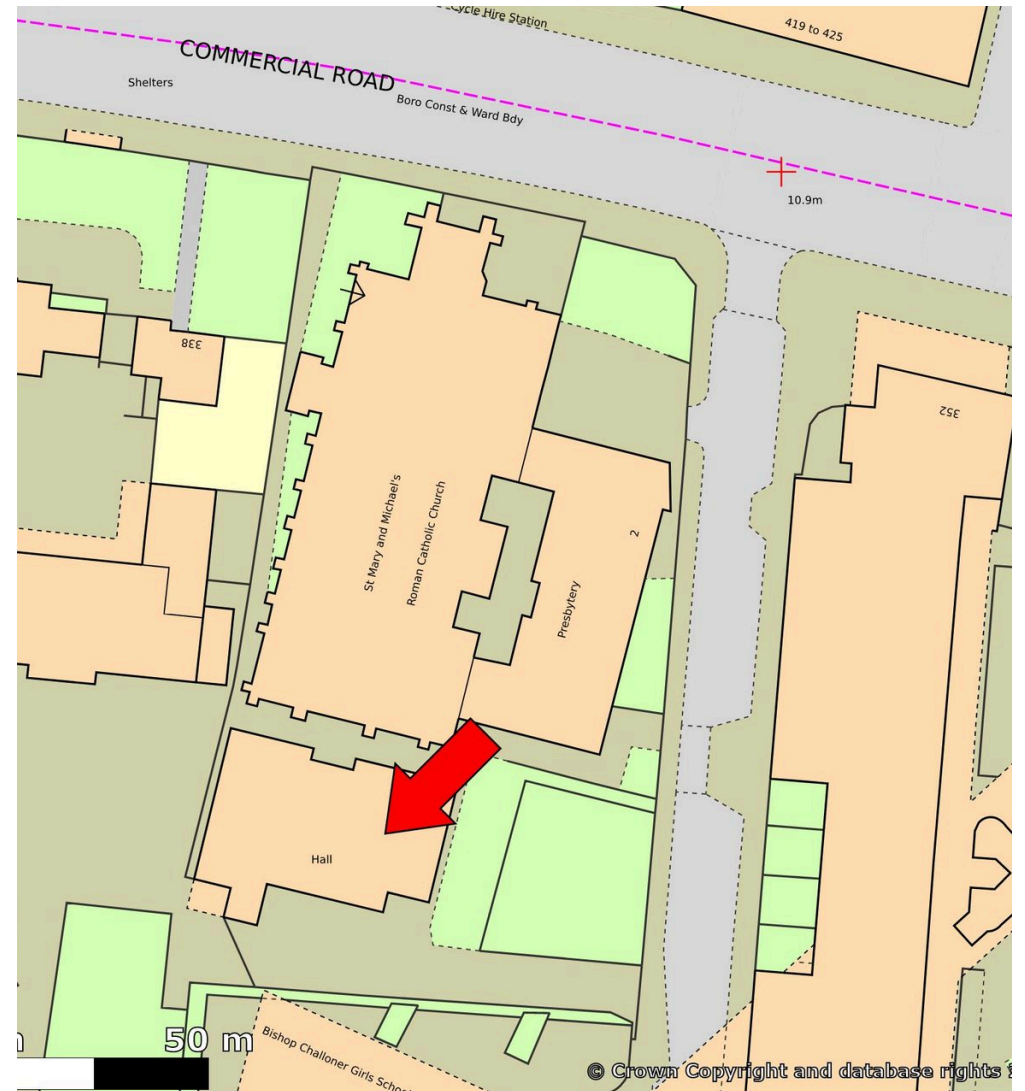
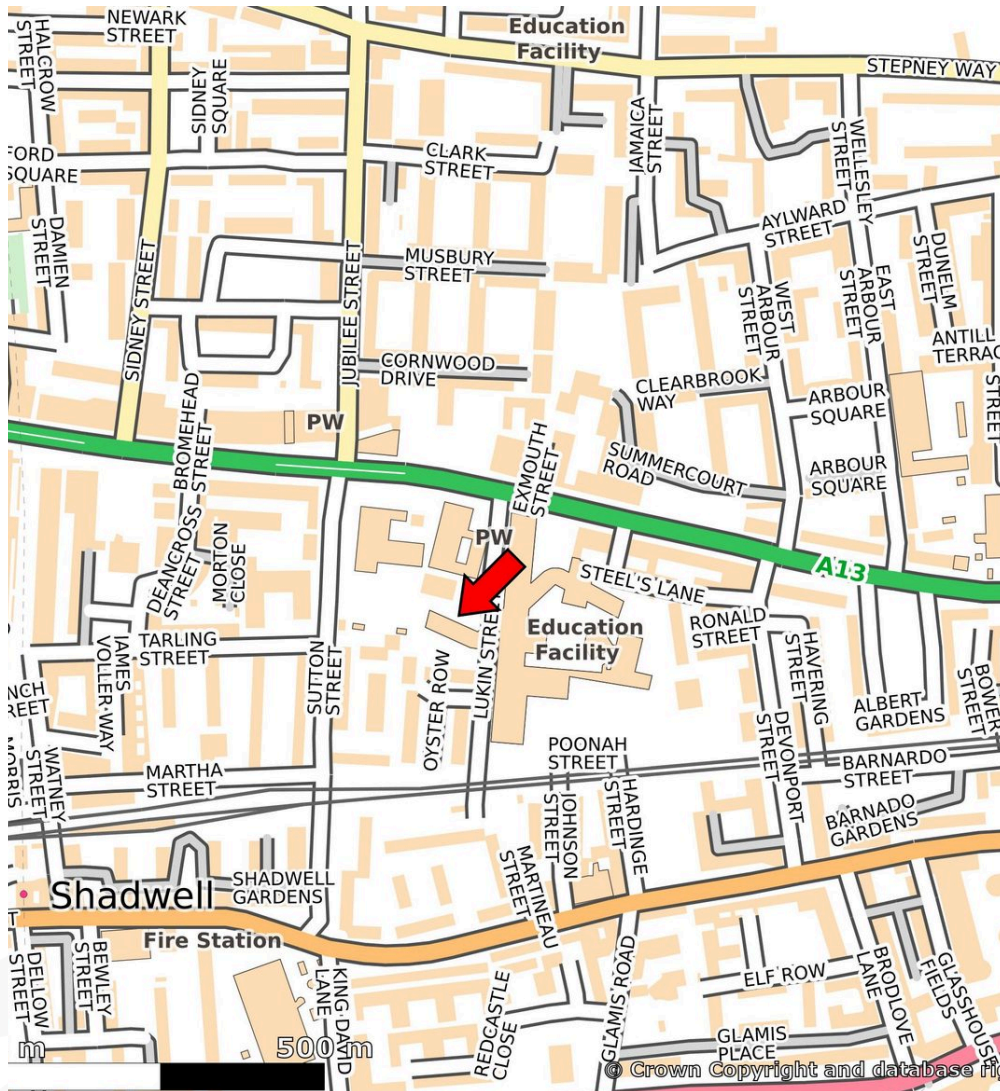
The Parish currently uses the accommodation at weekends for light refreshments, access to toilet facilities and social gatherings. It would be open to retaining this weekend use alongside a Monday-to-Friday nursery, with suitable storage provided to allow the nursery to operate on a pack-away basis. Alternatively, the Parish would consider a full seven-day occupation by a nursery, subject to discussion and agreement on temporary weekend access to the toilet facilities.

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LOCATION & SITE



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🕯 PLANNING

We are advised the property likely has an existing F2 use as a community hall, however offers subject to a change of use to class E for day nursery use will be favourably considered. Applicants are recommended to seek their own planning advise.

🕯 EPC

EPC rating: exempt.

🕯 VAT

We are advised the property is VAT exempt.

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 RENT

To Be Let on either full time or pack-away basis

Full time (subject to discussion and agreement on temporary weekend access to the toilet facilities) - offers invited in the region of £60,000 per annum exclusive

Part time - offers invited in the region of £40,000 per annum exclusive

🕯 COSTS

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

🕯 HOLDING DEPOSIT

Tenants wishing to secure the property will be required to pay a holding deposit of £3,000 into Bernard Gordon & Co's client account. The deposit will be non-refundable unless the landlord withdraws, clear title cannot be demonstrated, or suitable indemnity insurance cannot be obtained. The deposit will also be non-refundable if the tenant materially alters the agreed heads of terms after solicitors have been instructed, or fails to complete within a reasonable period following issue of the legal documentation or by any agreed deadline. The deposit will be held in our client account until completion.

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STRICTLY BY APPOINTMENT ONLY

IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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