

## **FREEHOLD CHURCH**



### **THE POTTERS HOUSE FOLKESTON ROAD, WALTHAMSTOW, LONDON, E17**

**APPROX 6,000 SQ FT PLUS 2 SMALL MEZZANINES**

**FREEHOLD £1,800,000  
SUBJECT TO CONTRACT**

**Location:**

The property sits in a fantastic location, only a short walk from Walthamstow Central underground and train station. The building sits in a prominent location on the corner of Folkestone Road and Woodbury Road.

**Description:**

The building is in generally good condition and benefits from some external, off street parking, with space for approximately 15 cars. The building has D1 consent and is ideally suited to a faith group. The building is currently owned and occupied by the Potters House Christian Centre. The main hall can sit in excess of 600 people. The building furthermore accommodates a children's play centre/nursery area, office and administration areas as well as toilets and some storage areas. Modifications and extensions to the existing building may be possible subject to the usual consent.



**Special Conditions of Sale:**

The seller wishes the use of the building as a place for Christian worship to continue and the building will be sold with restrictive conditions preventing its future sale or use for any other purpose

**Size:**

Approx 6,000 sq ft ground building, plus 2 small mezzanines. We have attached an Ordnance Survey map. The red outlined area shows what we believe to be the site boundaries.

**Use:**

The building falls within Use Class D1 of the Town and Country Planning (Use Classes) Order. This use class is described as non-residential institutional use, and provides that a building such as this can be used for a variety of community purposes including as a place of worship, a children's day nursery, crèche, public hall, museum, health centre, clinic, art gallery and non-residential educational uses, without the need to obtain planning permission for a change of use.

**Price:**

Offers are invited in the region of £1.8 million

**VAT:**

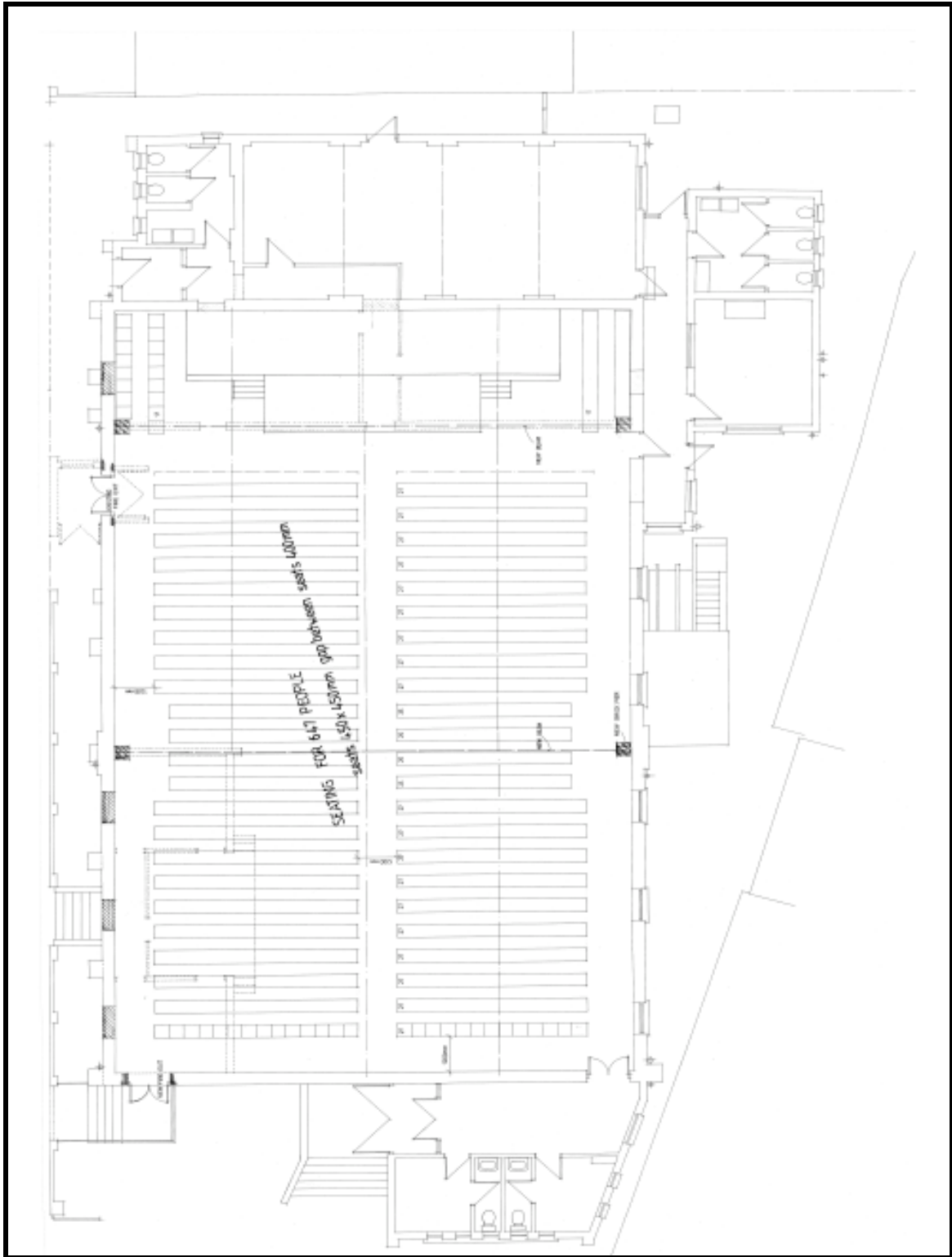
VAT is not applicable

**Viewing:**

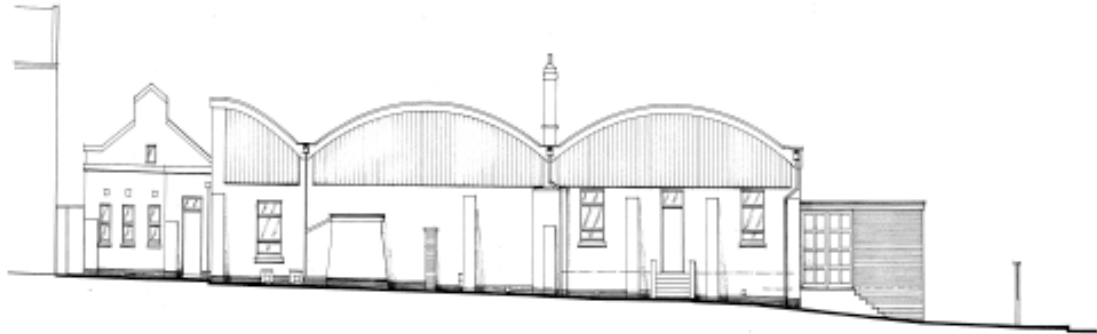
**By Appointment only via  
Claridges Commercial – 0845 205 0007**



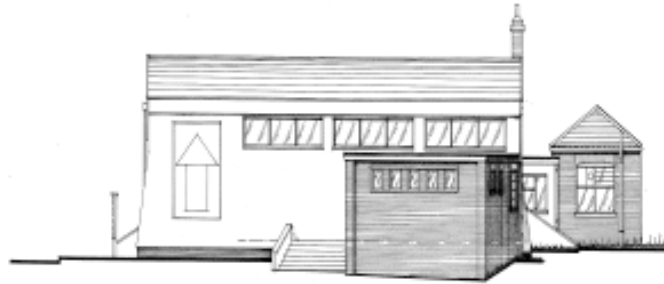
***NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.***



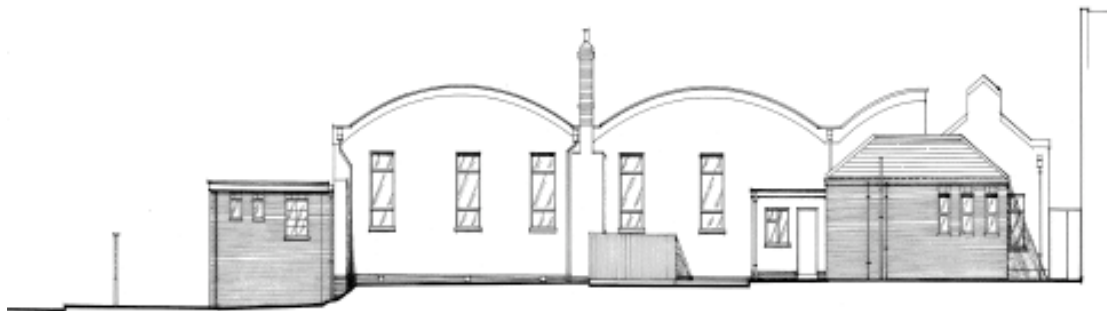
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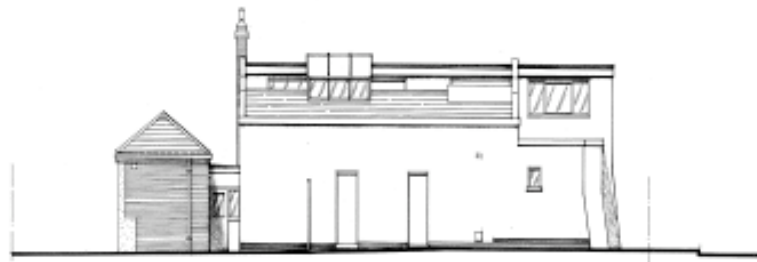
Woodbury Road Elevation



Folkestone Road Elevation



Rear Elevation



Sidewy Elevation

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