



Centenary Hall, Cottington Street, SE11 4RZ

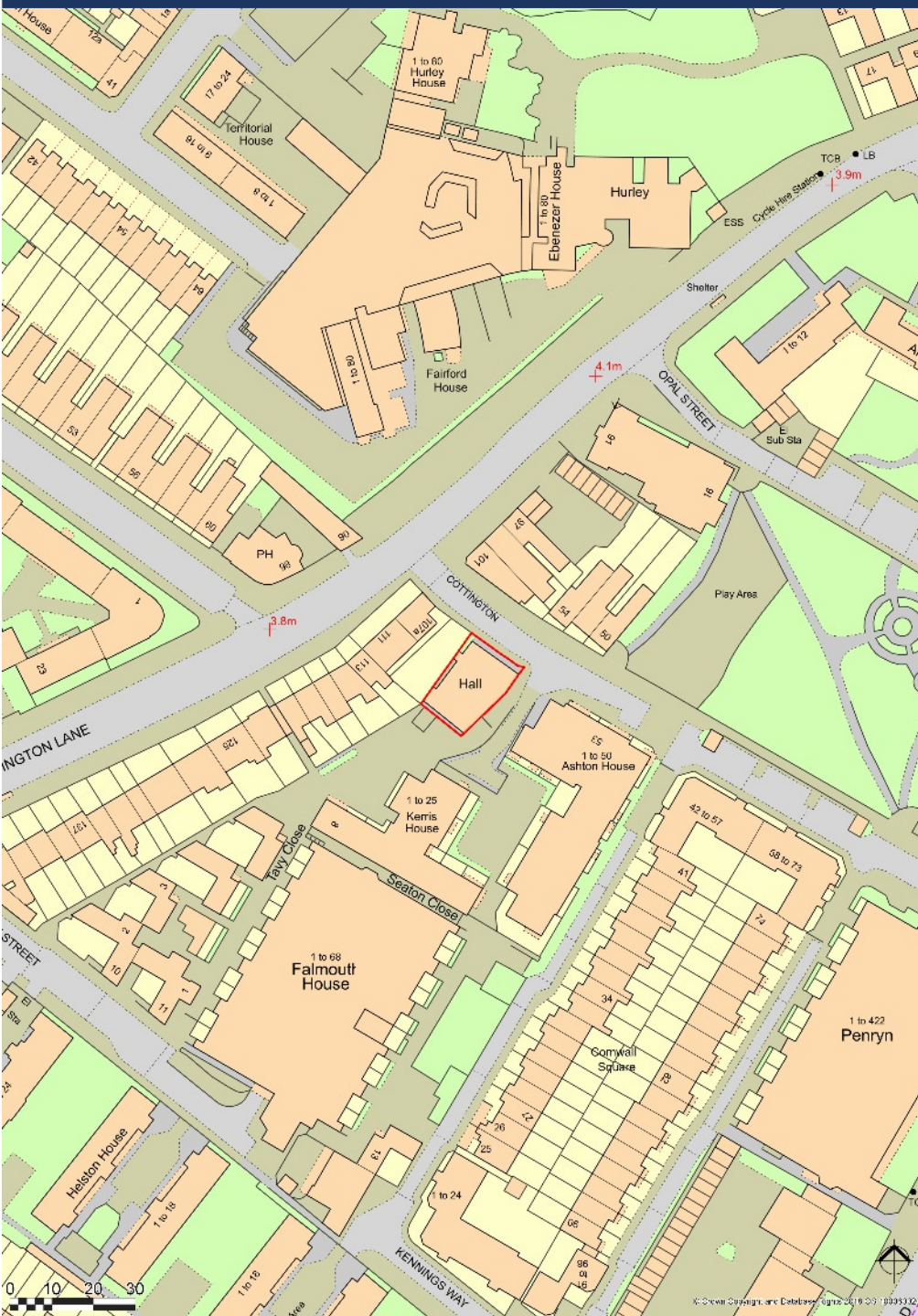
Guide Price: £2,500,000

Development Opportunity | Freehold with vacant possession

Site Area approximately 0.03 HA (0.075 Acres)

Building GIA approximately 412.22 sq.m. (4,437 sq ft)





Location:

Centenary Hall is located in Kennington, a district of South London. Kennington is situated predominately within the London Borough of Lambeth and partly within the London Borough of Southwark. The Hall is located on the south-west side of Cottington Street close to its junction with Kennington Lane. The immediate area generally comprises residential accommodation with some commercial uses.

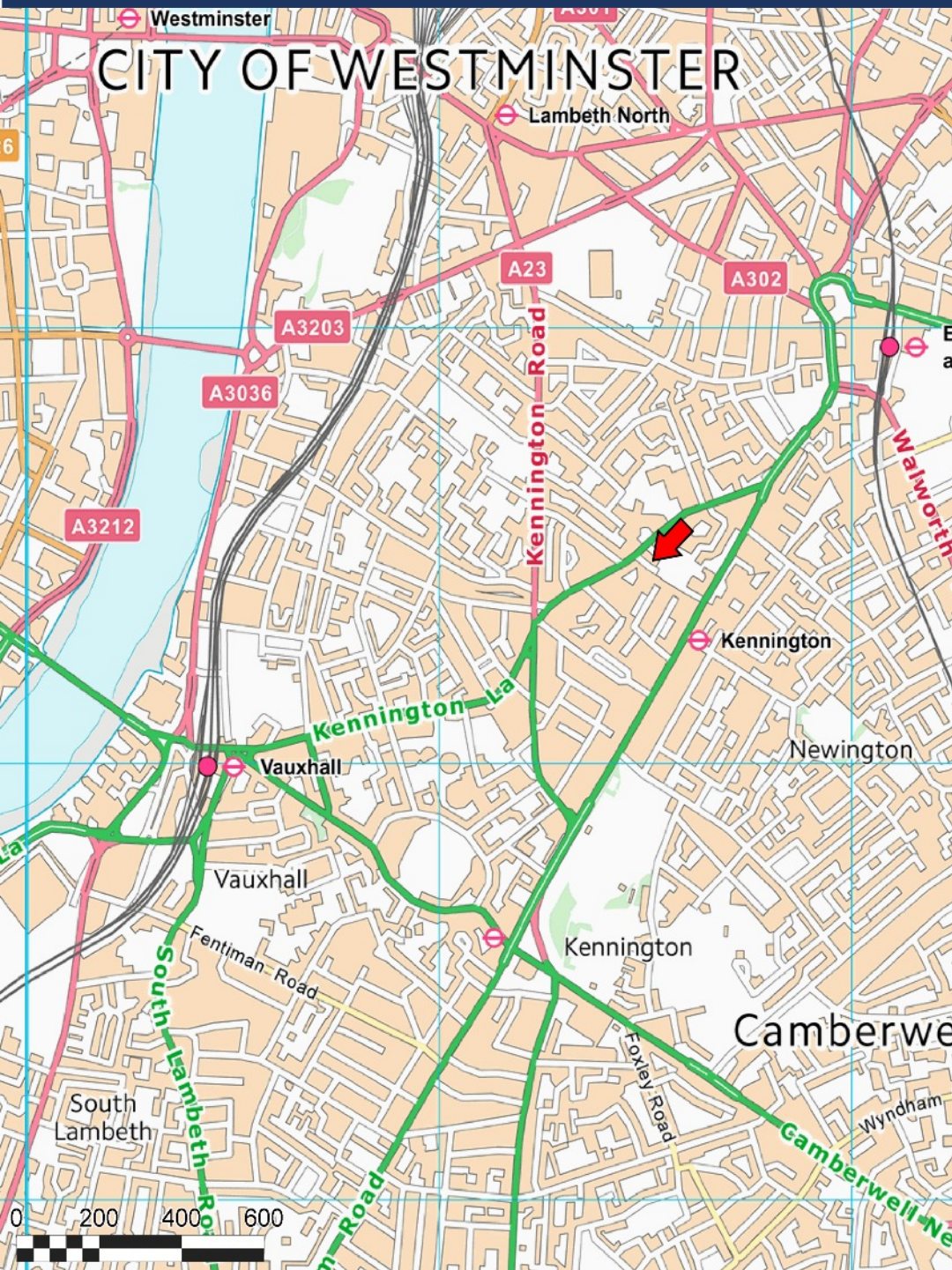
The area has good transport links with Kennington London Underground (Northern Line) providing direct services to north London (City and West End) and south London (Clapham and Morden and the Nine Elms/Battersea Power Station northern line extension due to open in 2020). Elephant & Castle Train station (Thameslink and South Eastern Railway) is located 0.5 miles north-east of the Hall, providing services to London Blackfriars, Farringdon, St Pancras International, Wimbledon, Sevenoaks, St Albans and Luton Airport.

The Elizabeth Line intersection at Farringdon is due to open in 2019 which will provide direct high speed services to Reading, Heathrow Airport, Canary Wharf and Brentwood. The Hall is in close proximity to the Elephant & Castle regeneration project and located nearby to London Southbank University.

Numerous bus services to all parts of London including the City and the West End run from Kennington Road and Kennington Park Road, both within 5 minutes walk.

Cottington Street is a few yards outside the Congestion Charging Zone and can be accessed from the inner ring road via Kennington Lane.





Description:

The Hall is of Victorian architectural construction of typical front-gabled design with a predominantly pitched tiled roof with a side extension to the left-hand side of the Hall, as viewed from Cottington Street, later constructed to provide additional ancillary accommodation. The Hall was originally constructed to be used as a Sunday School and is currently used for community use (D1 Use Class). To the rear of the Hall is a double height extension with a pitched tiled roof with hips at either end.

The accommodation comprises of a large hall with a mezzanine to the rear providing three interlinked rooms currently used as ancillary offices. To the rear there is an additional area accessed through sliding doors used as further teaching accommodation between the meeting room and kitchen. To the front of the Hall a loft hatch and ladder provides access to a large split level ancillary storage area with scope to convert into further accommodation for alternative use. The entrance way at ground floor level leads past the office accommodation fronting Cottington Street onto the main open-plan Hall with, on the left hand side, ancillary storage, ladies WC and shower room and, on the right-hand side, Gents WC and secondary fire exit.

Planning:

The Hall is located within the jurisdiction of Lambeth Borough Council. The Hall is Locally Listed and lies within the Kennington Conservation Area CA8. The Hall has scope for redevelopment for alternative use, subject to planning consent.

The property has the benefit of a change of use from Use Class D1 to Use Class C3 (Residential) granted in 2012 under planning application number (11/01822/FUL), which is yet to be implemented. The vendors intend to re-provide the community space within the Borough, as part of a redevelopment of another property nearby.





Accommodation:

Floor	Use	GIA	Area sq ft	Area sq m
Ground	D1	GIA	2,765	256.89
First	D1	GIA	1,672	155.33
Total			4,437	412.22

Legal Title and Tenure:

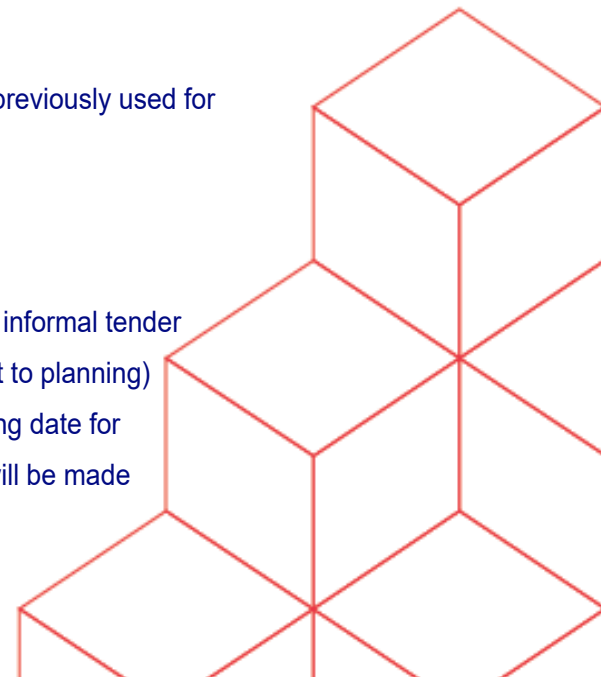
The Hall is held freehold under Registered Title Number: TGL330354 and vacant possession will be available on completion. The freehold interest is currently subject to a restrictive covenant restricting the use for use as a Sunday School, or for religious purposes. We understand from the vendors that the beneficiaries of the restrictive covenant have agreed to release the restrictive covenant on the sale of the Hall.

EPC:

The property is exempt from having an EPC as it was previously used for religious purposes.

Offers:

Offers are invited for the freehold interest by way of an informal tender process, on both unconditional and conditional (subject to planning) bases. Potential purchasers will be notified of the closing date for offers. Further information including the bid proforma will be made available on request.





VAT:

We understand the property is not elected for VAT purposes, therefore VAT will not be charged on the sale of the property. We have been advised that the vendor has not opted to tax the property for VAT purposes. However, the vendor reserves the right to opt to tax the property for VAT purposes on or before completion of the sale of the property.

Services:

It is understood that mains water, electricity, gas and drainage are available to the Hall.

Viewing/Further Information:

Access to the Hall is by appointment only through the vendors sole agent Stanley Hicks Limited. Enquiries should be made directly through the contacts listed below.

Contact:

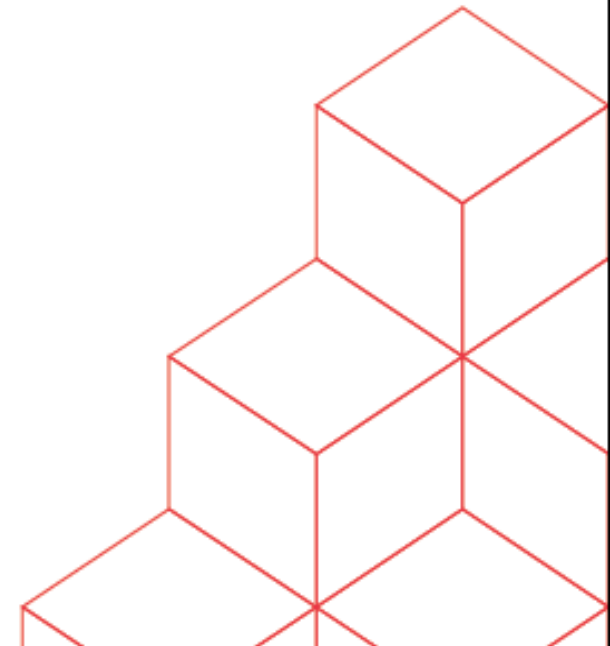
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Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. January 2019.