



Vision House, Station Road  
Borehamwood, Herts, WD6 1DE  
Tel:020 8386 9000 Fax: 020 8386 9002  
e-mail sales@bernardgordon.co.uk

**IMPOSING FREEHOLD B1 BUILDING**  
**6, Yorkton Street, London, E2 8NA**

*Ideal owner occupation: offices, studio, D1 purposes and or investment*

Forming part of a Grade 11 listed former church complex, with planning for B1 use and or café/theatre uses.



**Gross floor area approximately 5,197 sq. ft. (483m<sup>2</sup>)**  
**Feature roof terrace approximately 2,900 sq. ft.**

**Offers in the region of £1,050,000**  
**subject to contract**

**Location** The property is located on the western side of Yorkton Street, just off Hackney Road. Yorkton Street connects Hackney Road and Queensbridge Road. Cambridge Heath Station (BR over-ground to Liverpool Street, Chingford, Enfield) is within walking distance. Many bus routes use Hackney Road and the property is well situated for easy access to The City, Docklands, Holborn and Liverpool Street.

**The Property** Built in 1926 and forming part of the adjoining complex, the property was, we are advised, originally used as the church hall, for community and educational purposes.

The original adjoining church is now used as a banqueting suite, art and exhibition centre. The church hall is used mainly for B1 purposes. Given its style, character and location it is ideal for many uses including architects offices, art studio, offices Etc. It is also ideally arranged for many other uses, including: school, day nursery, medical centre, community and or religious purposes etc. stp.

The property retains many of its original features including a double volume hall with stage and gallery, spacious rooms plus a first floor terrace. It is has the benefit and sole use of a very extensive roof terrace and a first floor terrace.

The accommodation is arranged as follows:

### **Ground floor**

Entrance Hall  
Double doors leading to

Main Hall.

Wood strip flooring, Stage area. Gallery.  
Approximately 59' x 35' 4" (max)  
Ceiling height approx. 21' 6"

Male & Female WC's

Front Room approx. 23' x 18'

Middle Room approx. 13' 8" x 7'

Rear room approx. 21' 2" x 8' 9" widening to 12' 10"

Rear hall at the back of the stage, providing a rear access to the stage and access to the courtyard.

### **First floor**

Gallery overlooking main hall, wood strip flooring. approx.. 30' 8" x 17' 10"

Double doors opening to Terrace

Front room approx 23' x 17' 9"

Middle Office	L shaped	approx.	21' 9" x 8' 8" widening to 18' 6" max.
Rear room		approx.	17' 9" x 17' 3" (max)

Rear Hall

Small room off landing leading to first floor balcony

Rear secondary staircase leading to rear of church hall and roof terrace.

**Roof terrace**

Accessed via front and rear staircases.

The extensive roof terrace has a gross area of approximately 2,970 sq. ft.

**Tower** This property. features a tower, in which is a secluded room, presently used as an office/studio.

<b>Gross floor areas</b>	Ground floor approx.	2,948 sq. ft
	First floor	<u>2,248 sq. ft</u>
	Total gross floor area approx.	5,197 sq. ft
	Roof terrace approx.	2,970 sq. ft.

<b>Rating</b>	RV	TBA
	Rate in the £	
	Current rates payable	

**Tenure** Freehold

**Possession** Full vacant possession upon completion

**Planning** The property has the benefit of Planning permission for B1 and Cafe/theatre. The property is presently being used for B1 purposes.

Originally the property formed part of the adjoining church and this part of the property was, and still is known as the church hall. It is ideally arranged for use as offices and or studio as well as, school, day nursery and or a community/religious building. Uses other than for B1 and or café/theatre uses will require planning permission for a change of use.

The property is grade 11 listed by virtue if it's being within the curtilage of the adjoining property.

**VAT** The property is elected for VAT purposes.

**Terms** offers are invited in excess of £1,050,000 for the freehold interest. Subject to contract

**Viewing** Strictly by appointment

***Bernard Gordon & Co***

***Tel*** 020 8386 9000

***Fax*** 020 8386 9002

***Email*** [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

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, nor constitute 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.

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 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.