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property consultants

Berridge Road | **Gipsy Hill, London, SE19 1EF**
D1USE PREMISES TO LET

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- ground & first floor, gardens & off-street parking
- 185.80 m² (2,000 ft²) approx
- d1 (non-residential institution) use
- rent: £25,000 per annum exclusive
- close to gipsy hill railway station
- alternative uses (such as d2) will be considered

DESCRIPTION

Detached community church building (formerly a children's day nursery), arranged as a front sizeable entrance lobby, large hall, fitted kitchen, store rooms, office, male/female & disabled WC's, large garden area and gated off-street parking.

We understand that the premises benefits from D1 (Non-residential Institutions) use, which includes; Clinics, Health Centres, Crèches, Day Nurseries, Day Centres, Schools, Art Galleries, Halls, Places of Worship and Church Halls.

Alternative uses will be considered, such as D2 (Leisure & Assembly) which includes: gymnasiums, subject to planning and covenant status.

LOCATION

Situated on the corner of Berridge Road and Montserrat Close, opposite Georgetown Close and near Norwood Park in Gipsy Hill.

Neighbouring occupiers include Kingswood Primary School, Virgo Fidelis Convent School and Kingdom Hall of Jehova's Witnesses. Central Hill (A214) and Gipsy Hill are both in close proximity, providing good vehicular access into Crystal Palace, West Dulwich, West Norwod and Penge.

Gipsy Hill mainline railway station is within walking distance, providing services into London Bridge, Victoria, West Croydon and Beckenham Junction. There are also various buses serving the area located on Gipsy Hill and Central Hill.

ACCOMMODATION

Ground Floor	142.60	1,535	
First Floor	43.20	465	
Total	185.80 m²	2,000 ft²	NIA

TENURE

A new full-repairing and insuring lease is available, on terms to be agreed.

BUSINESS RATES

We were unable to obtain a rateable value. Please contact Croydon Council on 020 8726 6600 for further information regarding business rates.

VIEWING

By appointment through sole letting agents: -

James Commercial | info@jamescommercial.co.uk | 020 7127 8781



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