



Ref: 1556



**Unique detached single storey  
former church in prime location**

**Large rear garden**

**Offered with new mezzanine floor  
totalling approx. 3,263 sq ft  
(303.12m<sup>2</sup>)**

**Rochester Square**

**Camden**

**London**

**NW1 9RY**

**Unique D1 building, ideal for day nursery, education, religious uses etc.**

**Ideally located in quiet square off Camden Road**

**Existing building with large hall and ancillary accommodation approx. 2,150 sq ft (199m<sup>2</sup>)**

**To be offered with the benefit of a new mezzanine floor, taking the floor area to approx. 3,263  
sq ft (303.12m<sup>2</sup>)**

**Large private rear garden**

**Prime NW London Location**

**New FR&I lease for a term to be agreed, guide rent £115,000 pax, per annum exclusive**

**Subject to contract**

## 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, 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 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.

### MEASUREMENTS:

The measurements as set out herein 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

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Location

The property is located in Rochester Square, a delightful Camden Square, off Camden Road close to Camden Town Centre. Regents Park, Kings Cross and Kentish Town are all within easy reach as are Central London and Hampstead. There are many bus routes close by and Camden Underground is approx. 10 mins walking distance and Camden Road over-ground approx. 15 minutes' walk.

## The Property

We have been advised that the property was purpose-built place of worship in 1926. The property has front and rear frontages to Rochester Square and has a site area of approximately 0.1 acres. The existing building comprises a double volume main hall, rear hall, and ancillary accommodation. There is a large rear garden.

It is our clients intention to create a new mezzanine level which will increase the existing floor area of approx. 2,150 sq ft to approx 3,263 sq ft. The property is not statutorily or locally listed. It is in need of modernization.

Please note services have not been tested.

## Floor area

Existing building approximately 2,150 sq ft (199m<sup>2</sup>)  
New mezzanine approximately 1,113 sq ft (103.39m<sup>2</sup>)  
Total floor area approximately 3,263 sq ft (303.12m<sup>2</sup>)

Floor areas as provided

## Exterior

Large private rear garden

Frontages to Rochester Square each about 33'

Site area approx. 0.1 acres

[PLEASE CLICK HERE](#) to access a video showing a view from above of the premises filmed by a drone.

## EPC

Band E

## Planning

We have been given to understand that the property is an existing church and therefore enjoys unrestricted D1 use. Interested parties are advised to contact Camden Planning department if a specific occupational use is critical your occupation of the property.

## Rating

TBA

## VAT

I am advised the property is **not** elected for VAT purposes

## Terms

New FR&I lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £115,000 pax (£35 psf), subject to contract.

## Possession

Full vacant possession upon completion.

## Car Parking

There is no onsite car parking

## Costs

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

## References

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

## Holding Deposit

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

## Inspections strictly by appointment only, please contact:

**Ben Wallis**

**Tel: 020 8099 3119**

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

**Alex Dawson**

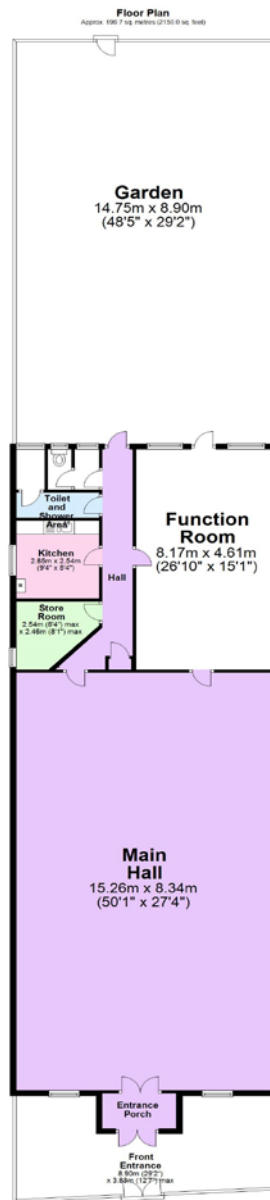
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**Bernard  
Gordon &  
Company**

Floor plan not to scale



**ALEX MARTIN**  
COMMERCIAL



Site Plan not to scale



Street Map

