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EDUCATION ■ HEALTHCARE ■ RELIGION

NEW COMMUNITY HALL IN RUSH COMMON & BRIXTON HILL'S PRESTIGIOUS CONSERVATION AREA

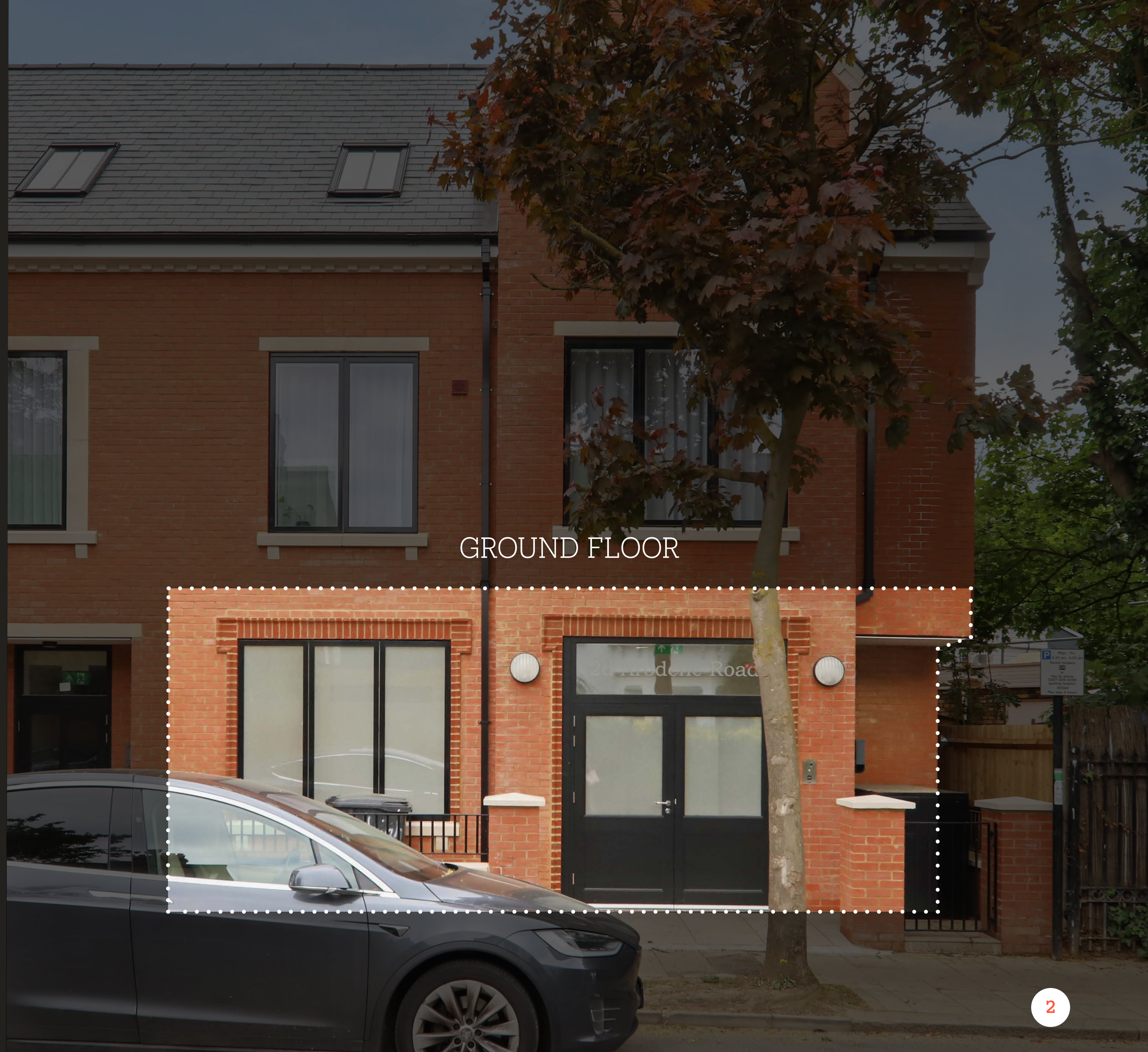
Community Hall,
2d Arodene Rd,
London SW2 2BH

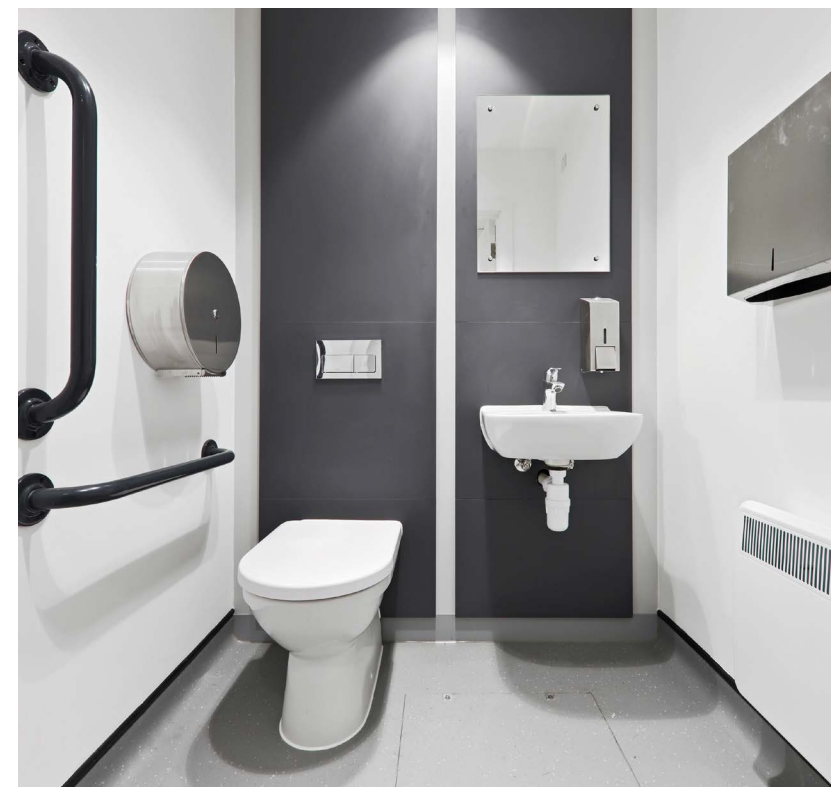
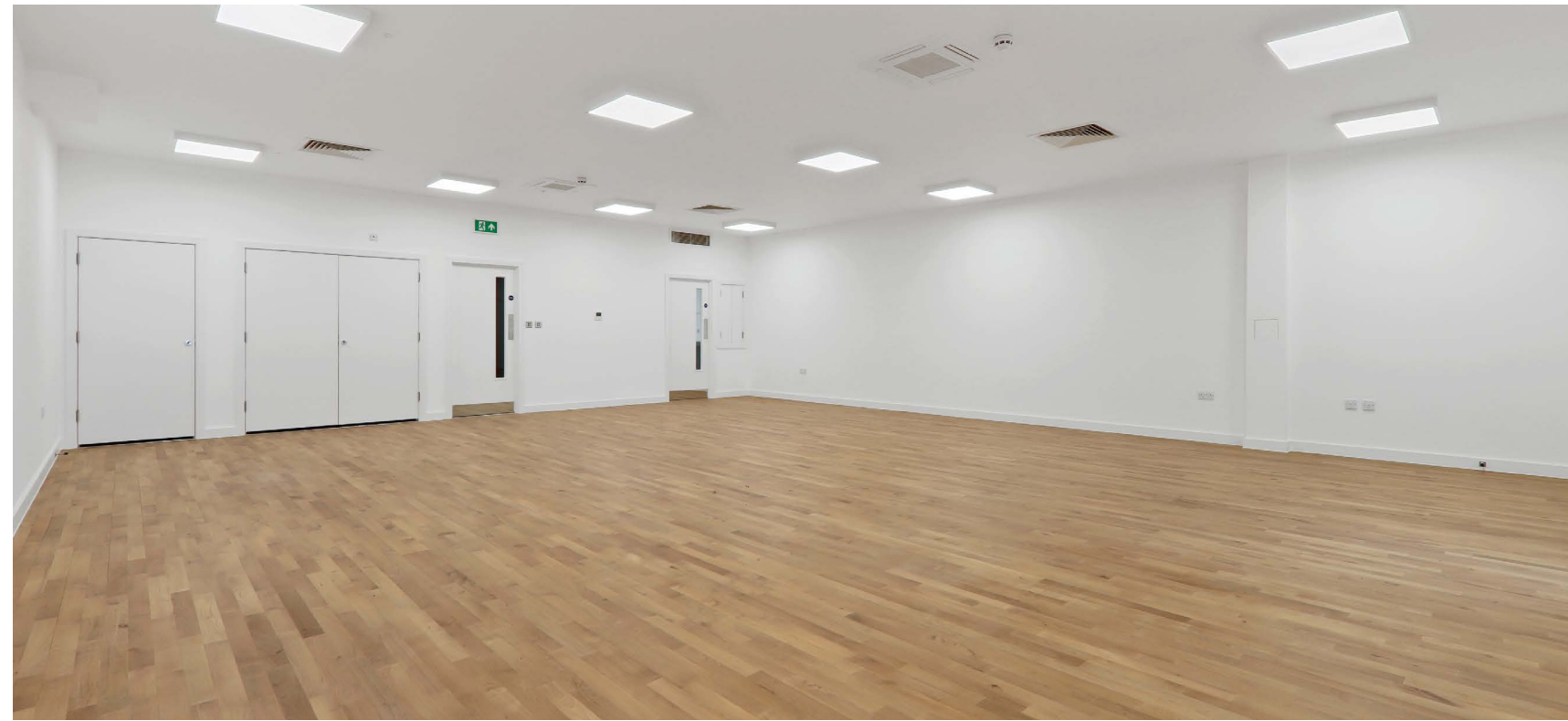


PROPERTY DESCRIPTION

Property summary

- + Newly constructed community hall, part of a larger mixed-use development.
- + Suitable for a variety of occupiers within the F1 use class, or other uses STP.
- + Excellent opportunity for owner-occupiers or organisations seeking a well-presented, flexible space
- + Total gross internal area: 1,411.14 sq ft (131.1 sq m)
- + Long Leasehold (999 Years) tenure
- + EPC Rating: A(14)





Property Description (Continued)

This newly constructed community hall is part of a larger mixed-use development and features a brick construction under a part slate pitched and part flat roof.

The property boasts a secure, double-lobbied main entrance with an alarm and security lock, ensuring the safety of occupants and visitors alike. Inside, the hall is fitted with a high-quality Junkers Beech sprung floor, perfect for a variety of activities, and an acoustic sliding wall that allows for flexible space configuration and a small meeting room separate from the hall.

The property also includes ample cupboard space for storage, automatic zonal lighting, a comfort heating and cooling system, male, female, and disabled WCs, a lobby area, and a fully-fitted commercial kitchen with stainless steel surfaces, modern, durable units, a comprehensive set of catering appliances, and a serving hatch.

The hall enjoys mains electricity, water and drainage. Externally a dedicated lockable bicycle storage unit exists.

LOCATION

The hall is situated on Arodene Road, a predominantly residential street within the Rush Common & Brixton Hill Conservation Area in the vibrant Brixton area of London. The property is conveniently located approximately 4 miles south of Central London and is well-connected by public transport, with numerous bus routes within a minute's walk and Brixton underground and rail stations (0.6 miles) providing easy access to the city centre. Brixton town centre, renowned for its lively atmosphere and diverse markets, is just 0.6 miles north of the property, offering a wide array of local amenities and attractions.

 **Brixton Underground Station**
15 minute walk

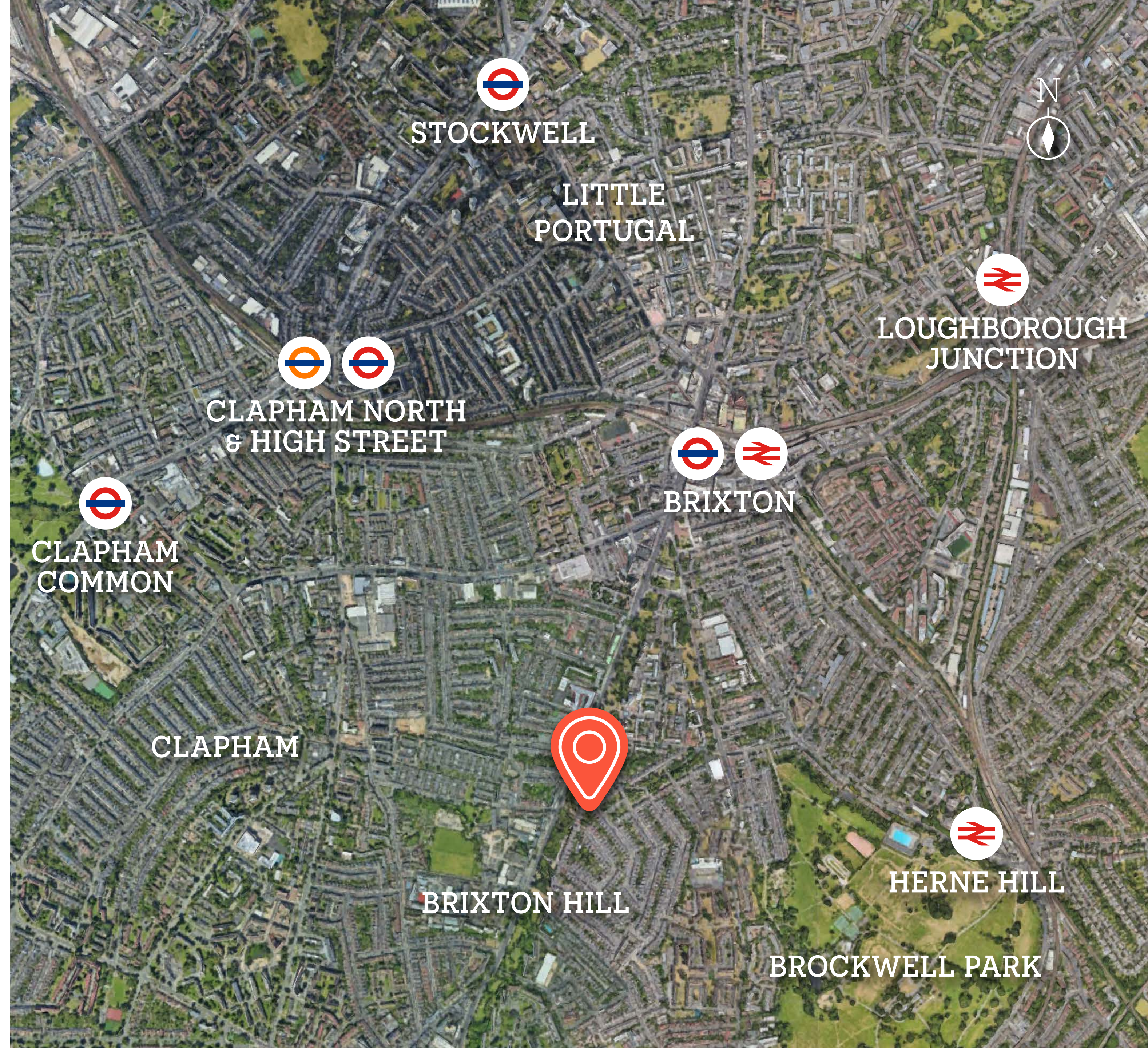
 **London Victoria Station**
18 min tube ride*

 **London Bridge Station**
23 min tube ride*

 **London Waterloo Station**
24 min tube ride*

*Tube travel times are calculated from Brixton Underground Station using Google Maps 2024.

IMAGE SOURCE: GOOGLE MAPS



ACCOMMODATION

Planning

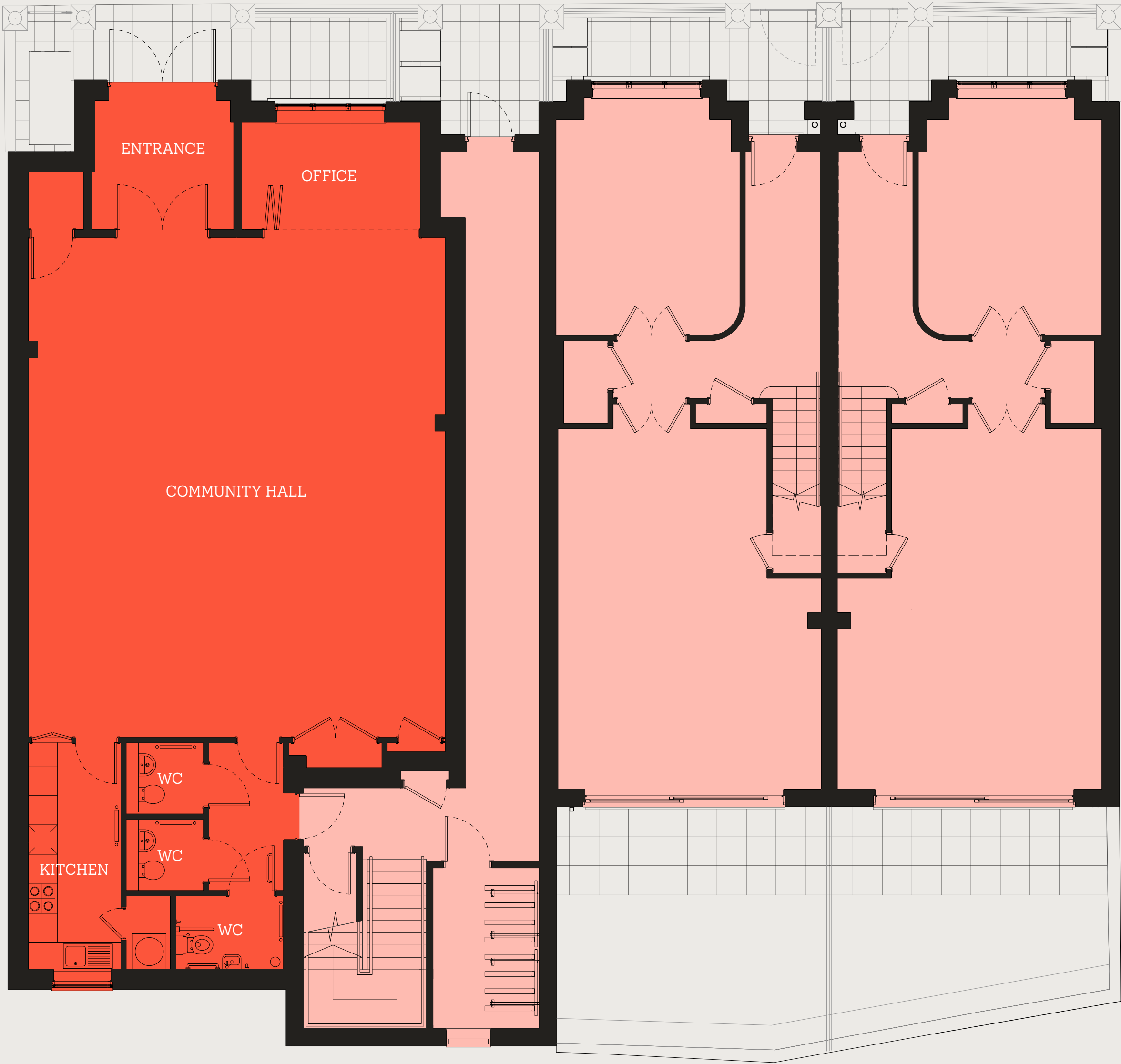
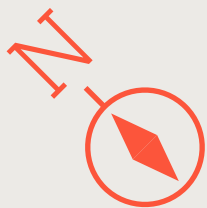
Current planning permission for F1 use class (learning and non-residential institutions). Suitable for a variety of occupiers within the F1 use class, such as educational organisations, charities, community groups, and religious organisations. Other uses may be possible subject to planning.

Area	sq. ft	sq. m
Total Ground Floor	1,411.14	131.1

[Click here](#) or on this [thumbnail](#) to access the virtual tour.



ARODENE ROAD





FURTHER INFORMATION

Asking Price

Offers in Excess of £650,000 (Six Hundred and Fifty Thousand Pounds).

Terms

Remaining Long Leasehold of c999 Years for Sale .

VAT

We understand that VAT is not payable .

Service Charge

Estimated at £3,217.21 Per Annum.

Rates

Interested parties should check the Rateable Value with Lambeth Council.

EPC

EPC Energy Performance Certificate rating A (14). A copy of the certificate can be provided upon request.

Legal Costs

Each party to be responsible for their own legal costs.

For viewings please contact

James Adebayo, MRICS

T: 0207 993 6710

M: 07949 265 142

james@taproperty.co.uk

TA Property

411–413 Oxford Street,

London, W1C 2PE

www.taproperty.co.uk

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