

LATCHETT EVANGELICAL CHURCH



**Church Building with additional meeting,
office and storage space to let with car
parking**



Church Growth Trust
The Barn, Baines Lane
Seaton
Oakham
LE15 9HP

**LATCHETT EVANGELICAL CHURCH (LEC), LATCHETT ROAD, SOUTH WOODFORD, LONDON
E18 1DL**

Property Details

Description

The substantial property occupies a prominent location at the junction of Latchett Road and Maybank Road, South Woodford. It is opposite a local shopping parade and close to the North Circular Road near to its junction with the M11, known locally as the Charlie Brown's roundabout. South Woodford Tube Station is about ten minutes' walk away to the south and there is a bus stop immediately in front of the main church building. The property has an established user as a place of worship (Use Class D1).



The accommodation comprises a Main Hall and an adjoining two storey building, called the Maybank Building. The Main Hall, which is of cavity wall construction with a pitched felt roof, was built in 1961 and the Maybank Building, which is of solid brick wall construction with an asphalt covered flat roof, was built in the 1950s. The Main Hall is about 1,260 sq ft so could comfortably seat 100. It has windows at high level. There are three rooms off the Hall together with WCs, including an accessible WC, and a kitchen to the rear. The Maybank Building adjoining and linked by a corridor provides a meeting hall of about 475 sq ft, together with storage areas, on the ground floor and office space on the half landing and first floor provide further space of about 1,370 sq ft. The property has all mains services and the Main Hall is heated by wall mounted gas heaters. The whole property was rewired in 2010. There is the possibility of asbestos underneath the asphalt roof and in some of the soffits.

There is a permanent concrete access ramp to the main hall and a demountable access ramp to the side entrance and a loop induction system in the main hall. There is parking for up to six cars on site and an attractive lawned area towards the south with mature trees, some of which are protected by TPOs. The church actively manages the trees using tree specialist consultants. The attached photographs give some idea of the accommodation.



Condition

The property has been actively maintained by the current tenants in good condition, the most recent work being the replacement of a wall-mounted gas heater.

Tenure

The property is available to let as a whole for a term of five years on a tenancy excluding Part 2 of the Landlord and Tenant Act 1954. The tenant will be responsible for all repairs to the property and for refunding the annual building insurance premium to the Landlord. In 2019 this is £868.52. A copy of Church Growth Trust's standard tenancy agreement is available on request.

Rent

Church Growth Trust normally lets its properties at a substantial discount to market rent of between 33% and 60% and the level of discount will take into account the nature of the outreach to the local community and the vision that the tenant has received about growing the Lord's Kingdom through the building. The current estimate of the full rental value of this property is £55,000 per annum.

Viewing

Two viewing days are planned for interested parties to visit the property. These are the afternoon of Tuesday 10 April and during Wednesday 11th April. Appointments to view should be made IN ADVANCE with Tim Smith on 07768 492900 or via email on tsmith2020@aol.com. Please DO NOT turn up without an appointment as other events are taking place on these days.

Meeting and Decision-Making process

John Duffield, Property Manager, plans to visit the property on Wednesday May 8th to meet and pray with any interested parties and discuss their vision for using the property, outreach work and ministry. Following this meeting, written proposals (see below) from interested parties should be sent to Church Growth Trust's offices by no later than 31st May. It is hoped that these timescales will allow churches to be able to prepare their proposals in a fulsome and prayerful way allowing Church Growth Trust's Directors to discuss and pray about these. The intention is that a decision on the new tenant should be made in sufficient time to for the new tenancy to begin on 1 August 2019.

Written Proposals

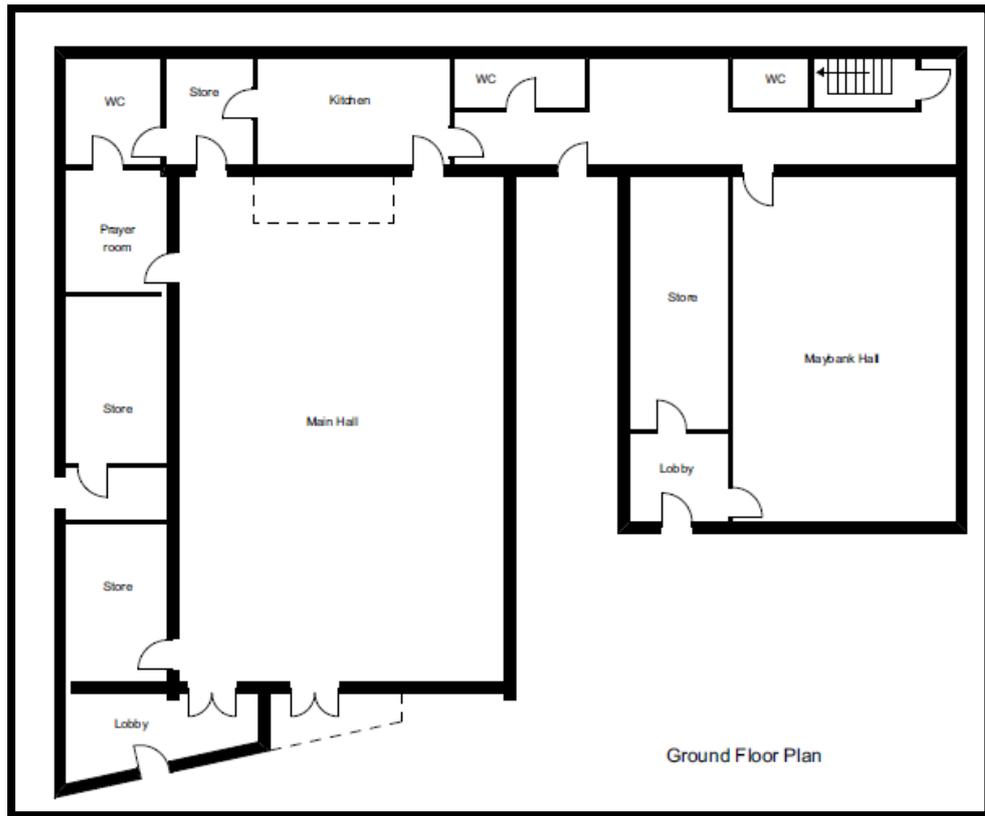
Written proposals from any prospective evangelical church tenant should be sent to Church Growth Trust's office by no later than 31 May and should ideally include the following:

- * Details of the church, including history, distinctives, growth and numbers
- * The church's vision and plans for use of the buildings
- * Relations with other churches and Christian organisations in the area
- * Financial details of the Church and proposals for the level of rent
- * Other matters that may be helpful or may influence Church Growth Trust's decision

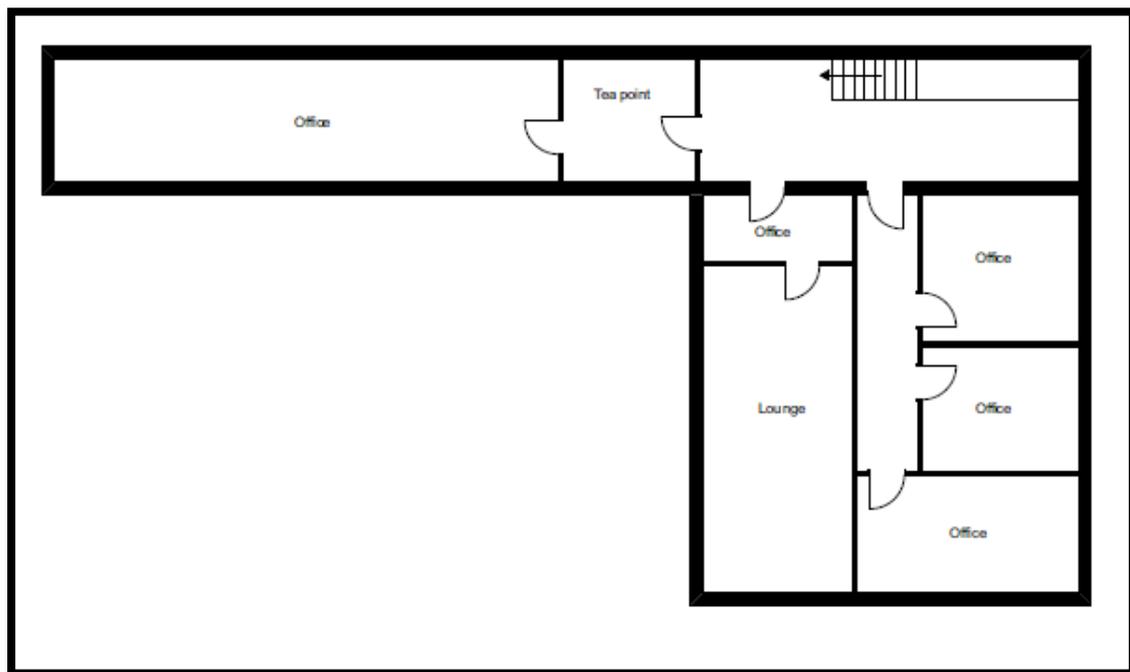
Please contact John Duffield, Property Manager with any questions:

John Duffield MRICS, Property Manager
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1 Manor Farm Barns, Baines Lane
Seaton
Oakham
LE15 9HP
Tel: 01536 201339/07970 143871
Email: john.duffield@churchgrowth.org.uk

Building Layout Plan – NOT TO SCALE



FIRST FLOOR



APPENDIX – PHOTOGRAPHS

Photo 1 – front view of the Main Hall



Photo 2 – front view showing the Maybank Building



Photo 3 – Maybank Building, with lawn to foreground and parking to left hand-side



Photo 4 – car parking in foreground and Maybank Building to right hand side



Photo 5 – noticeboard to Latchett Road



Photo 6 – Main Hall looking towards baptistry



Photo 7 – Main Hall looking towards main entrance



Photo 8 – Hall in Maybank Building



Photo 9 – accessible WC



Photo 10 – kitchen

