

CHURCH/COMMUNITY HALL

TO LET

Class F1 Use (learning & non-residential)

- Place of Worship
- Educational Facilities
- Community Space

Other uses such as Nursery, Creche, Medical, Clinics and Day Centre will be considered (subject to change of use)

Total Size 245 m² / 2639 ft²

Front & Rear Parking

Rent - 80,000 pax

New Lease Available

Mix of Residential & Business Area

142-146 Blackfen Road
Sidcup Kent DA15 8PT



Location:

The building is situated on Blackfen Road, a main thoroughfare in the Blackfen area of Sidcup, within the London Borough of Bexley. Blackfen is a suburban area characterized by residential housing and local amenities. The building is surrounded by a suburban neighbourhood with residential homes and local amenities. Public transport links and parking facilities nearby enhance convenience for visitors.

Description:

The property includes a main hall with ample open-plan space, ideal for gatherings, worship, or community use. Ancillary spaces include smaller meeting rooms, office areas, and restroom facilities, making it versatile for a variety of purposes.

Foyer	18.86 m ²	203 f ²
Main Hall	164 m²	1765 f²
Kitchen	9.4 m ²	101.2 f ²
Storage room 1	9.5 m ²	102.3 f ²
Storage room 2	7.9 m ²	85 f ²
Storage room 3	8.2 m ²	88.3 f ²
Storage room 4	3.124 m ²	33.6 f ²
Male WC's	11.6 m ²	124.9 f ²
Female WC's	12.6 m ²	135.6 f ²
Total Building Area (GIA)	245.2 m²	2639.3 f²
Site Area	920 m²	0.227 acres

Class F1 Use (learning & non-residential institutions)

- Places of Worship
- Educational Facilities
- Public Halls or Community Spaces

Other uses such as Nursery, Creche, Medical, Clinics and Day Centre will be considered (subject to change of use)

Front & Rear Parking Areas

Open Plan Space

WC's

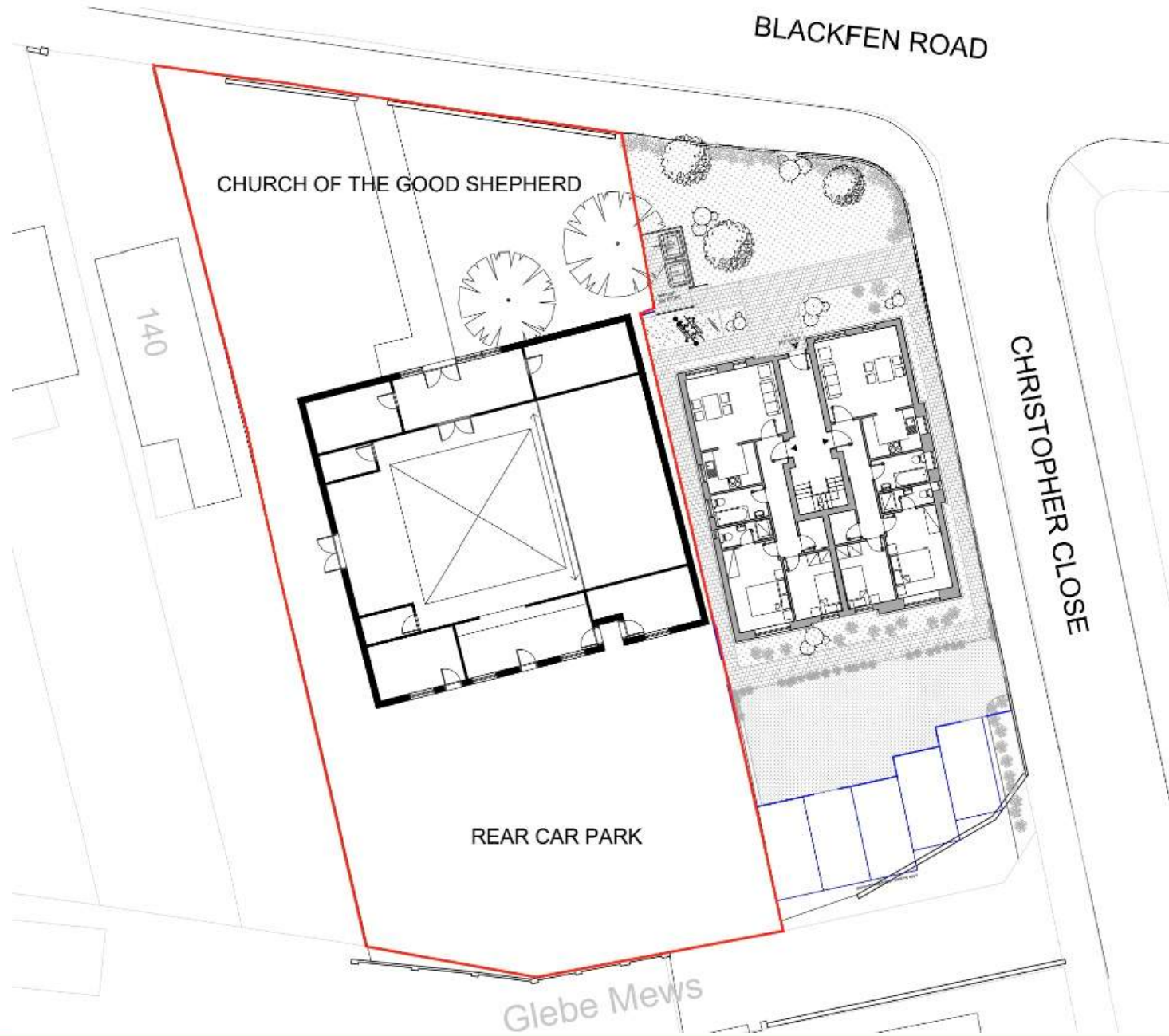
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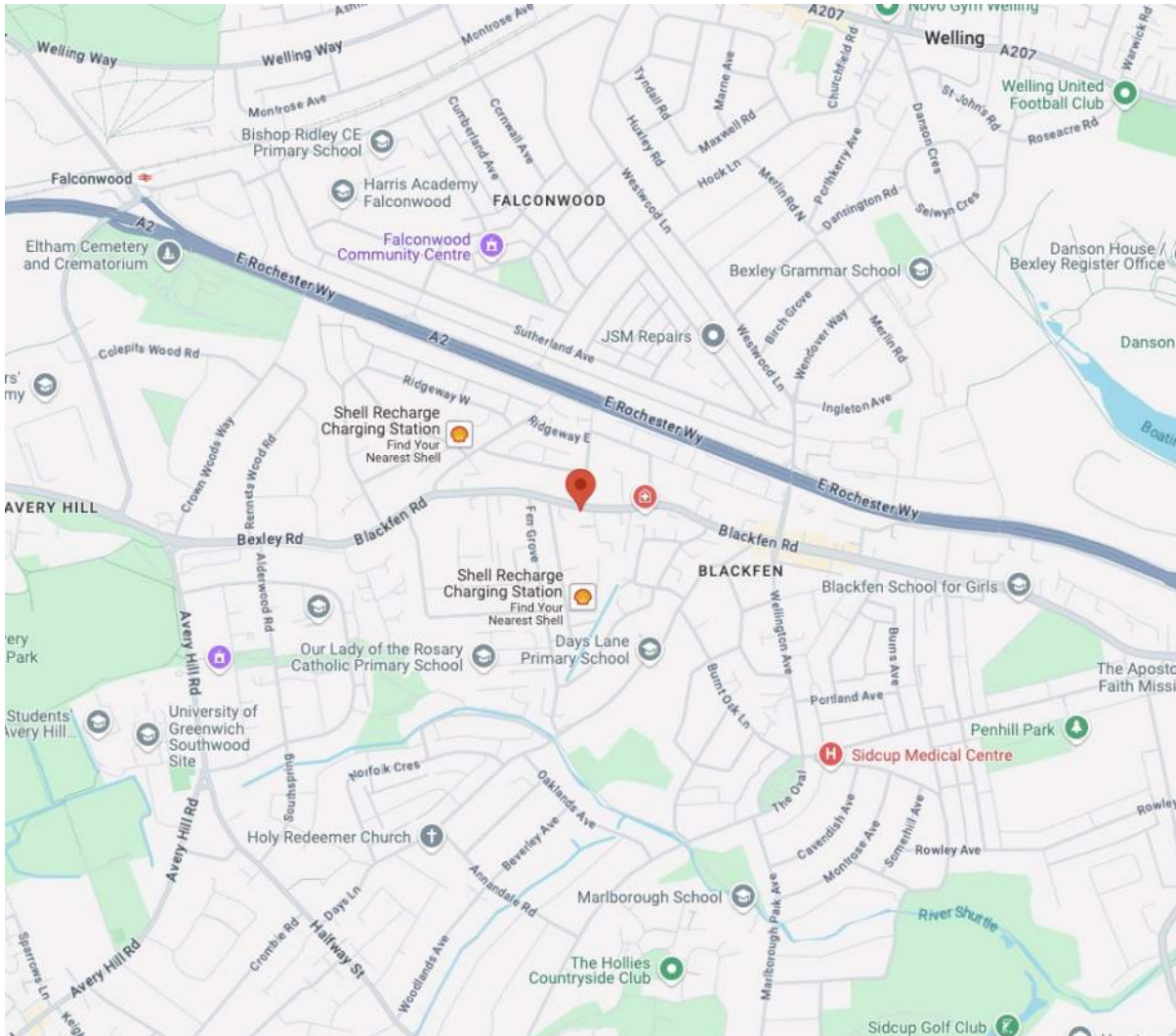
A new lease will be offered, terms to be agreed.

Rent:

Offers sought in the region of £80,000 pax







Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates (From April 2024)

Rateable Value TBC

Rates payable TBC

(Interested parties are advised to verify these figures with the London Borough of Bexley)

Legal Costs:

Ingoing tenant to pay the landlord's legal fees of £2000 + VAT

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agent

Countrywide Commercial

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