

TO LET

POTTERS HOUSE CHRISTIAN CENTER, FOLKESTONE ROAD WALTHAMSTOW, E17 9SD



REFERENCE: AMP3942

- PROMINENT CORNER SITE OFFERING F1 (FORMERLY D1) USE
- APPROXIMATELY 6,000 SQ. FT
- MAIN HALL TO SEAT A CONGREGATION OF 400 PEOPLE
- ANCILLARY HALL TO SEAT 100+
- AVAILABLE FOR A 3 YEAR LEASE - LONGER TERM MAY BE CONSIDERED
- IDEAL FOR PLACE OF WORSHIP OR EDUCATION USE
- CAR PARK DEMISED WITH 8-10 SPACES

ALEX MARTIN
COMMERCIAL

POTTERS HOUSE CHRISTIAN CENTER, FOLKESTONE ROAD, WALTHAMSTOW, E17 9SD



DESCRIPTION

This property in the heart of Walthamstow is prominently facing on the corner of Folkestone road and Woodbury Road, the site is Circa 0.25 acre with an internal area of approximately 6,000 sq. ft. The building was formerly an industrial unit later converted into a Place of Worship with an auditorium. The space is made up of a main hall, ancillary hall, several office spaces and WC facilities including a small external area demised to the rear.

It is suitable for Place of Worship, Education or Nursery use as it is currently benefiting from F1 (Formerly D1) use. There is also a private car park demised which fits around 8-10 cars.



PROMINENT CORNER SITE, IDEAL FOR PLACE OF WORSHIP

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LOCATION

The Potters House Christian Centre is a prominent building facing on to Folkestone Road and corner of Woodbury Road in the heart of Walthamstow. 0.2 miles away from Walthamstow Central Station providing Overground and Victoria line services also many bus services readily available. There are a great selection of Pubs, Coffee Shops and Supermarkets in the area Including Five Guys, Nando's and Lidl. The property is 10 minutes drive from the A406 and the A12 allowing access to Essex and London. Whipps Cross Hospital is also very close by.



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ACCOMMODATION

Ground floor - 6192.2 sq. ft
First floor - 601.8 sq. ft

Total - 6793.2 sq. ft

VAT

Not applicable.

TERMS

Guide Price - £120,000 per annum.

VIEWINGS

Strictly by appointment with Alex Martin Commercial.



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PROMINENT CORNER SITE, IDEAL FOR PLACE OF WORSHIP

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