

FOR SALE

52 FAIRLIGHT ROAD, TOOTING, SW17 0JD



REFERENCE: AMP3980

- FORMER TWO-STOREY PLACE OF WORSHIP
- BENEFITTING FROM F1 USE (FORMERLY D1) USE
- APPROXIMATELY 3,447 SQ. FT
- MAIN HALL TO SEAT A CONGREGATION OF 200+
- IDEAL FOR RELIGIOUS OR EDUCATIONAL USE
- PARKING DEMISED TO THE REAR

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COMMERCIAL

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DESCRIPTION

This two storey purpose built Place of Worship based in Tooting is approximately 3,447 sq. ft. Upon walking into the building, there is an entrance lobby followed by a hallway which separates the main auditorium from all other rooms. The building comprises of a double height auditorium which is capable of seating a congregation of 200 plus people on the ground floor. There is also kitchen and toilet facilities as well as media and office spaces located on the ground floor.

The first floor benefits from the pastor's office, additional office/classroom space as well as potential to add a further ancillary hall if further seating is required. There is also currently a lounge and reception area which could be converted depending on the purchasers needs. There is also parking to the rear demised for at least 4 vehicles.



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LOCATION

The property is situated in a central location of Tooting being only a short walk away from Tooting Broadway Station which provides you with Northern Line services and bus routes readily available. The next closest station is Colliers Wood which also provides Northern Line services. Haydons Road Station is also within close proximity and provides Thameslink services.

The high street is close by catering you with many restaurants, supermarkets and retail stores. Including M&S, Boots and Sainsbury's.

The property is based on Fairlight Road, and is thus surrounded by an abundance of green areas including Fishponds playing fields and Fountain rec. Also within close proximity is St George's Hospital.

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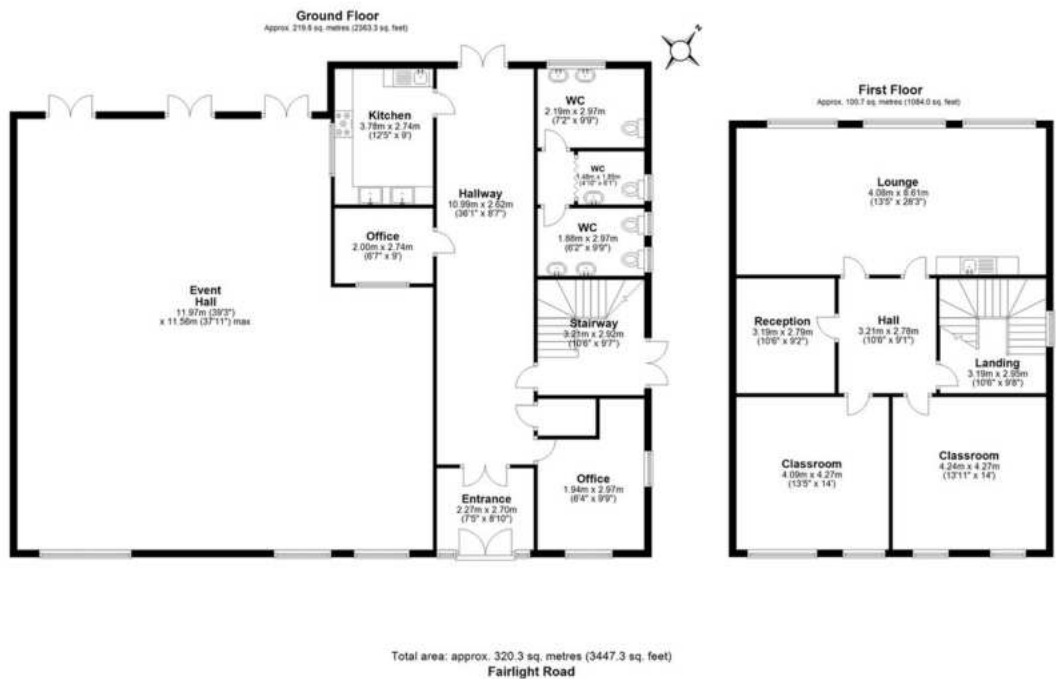
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FLOOR PLAN



ACCOMMODATION

Ground floor: 2,363 sq. ft
First Floor: 1,084 sq. ft

Total: 3,447 sq. ft

TERMS

Guide Price £1,050,000.

VAT

Not applicable.

VIEWINGS

Strictly by appointment with Alex Martin Commercial.



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FORMER TWO-STOREY PLACE OF WORSHIP

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