

Former Alton Youth Centre

Dilton Gardens
Roehampton
SW15 4AT



To Let

Large unit with F2 use – Seeking a youth club and ancillary community use

Oliver Carpenter

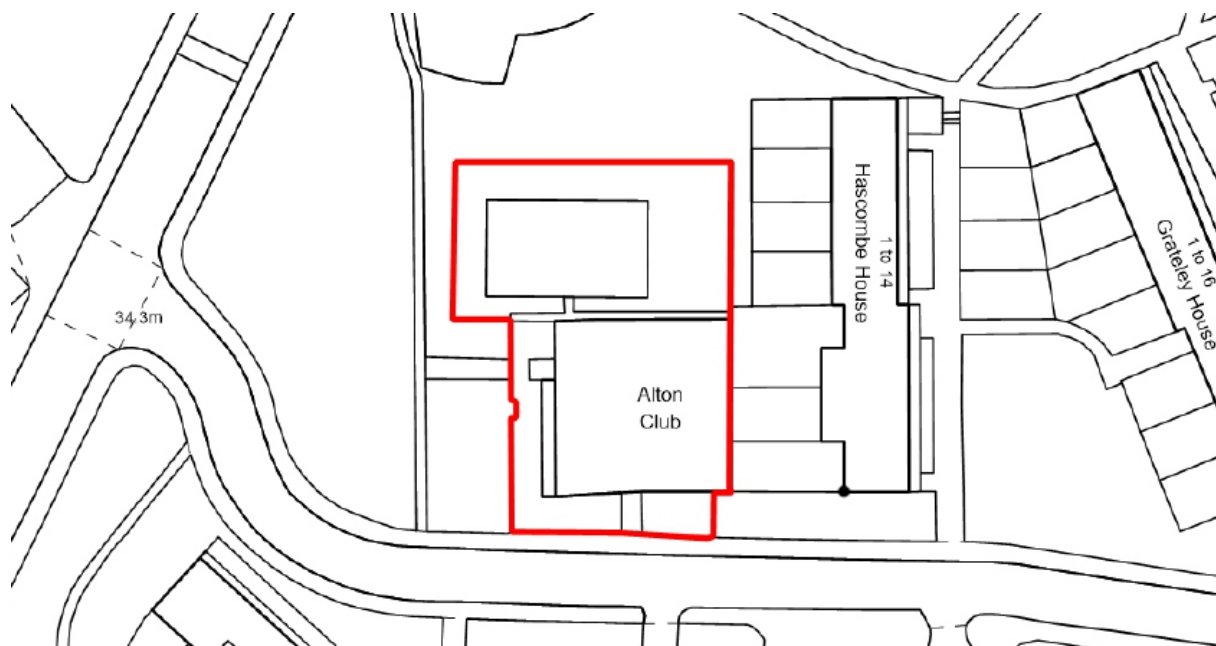
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Former Alton Youth Club



Description

The property is located between the northern part of Putney Heath and the eastern boundary of Richmond Park. Dilton Gardens is most easily accessed from Roehampton Lane which runs between the A205 at its northern end and the A3 at its southern end. Dilton Gardens is served by buses and the nearest stations are Barnes National Rail Station and Southfields Underground station.

The property is a two storey building likely constructed between 1960-1980. The ground floor consists of 3 larger spaces, a bar area and an office. Toilets, storage and plant are located through the centre of the floor where there is also a lift to the first floor. A central landing area on the first floor provides access to various compartmentalised spaces.. There is an external, first floor balcony with staircase that offers an emergency exit to ground level. To the rear the property has an exclusively demised basketball court.

Accommodation	Sq M	Sq Ft
Total NIA	453.55	4882

Areas quoted are approximate.

Specification

- Separated office area
- Multiple large open spaces
- Outdoor area with basketball court
- Gym area
- Ample storage
- Male and Female W/C's

Terms

The premises are available on a new FRI lease for a term to be agreed. The lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954

VAT

If applicable will be charged at the standard rate.

Rent

Offers are invited

Planning Consent

The property is understood to have consent for F2 use. The Landlord is only seeking interest within this use class

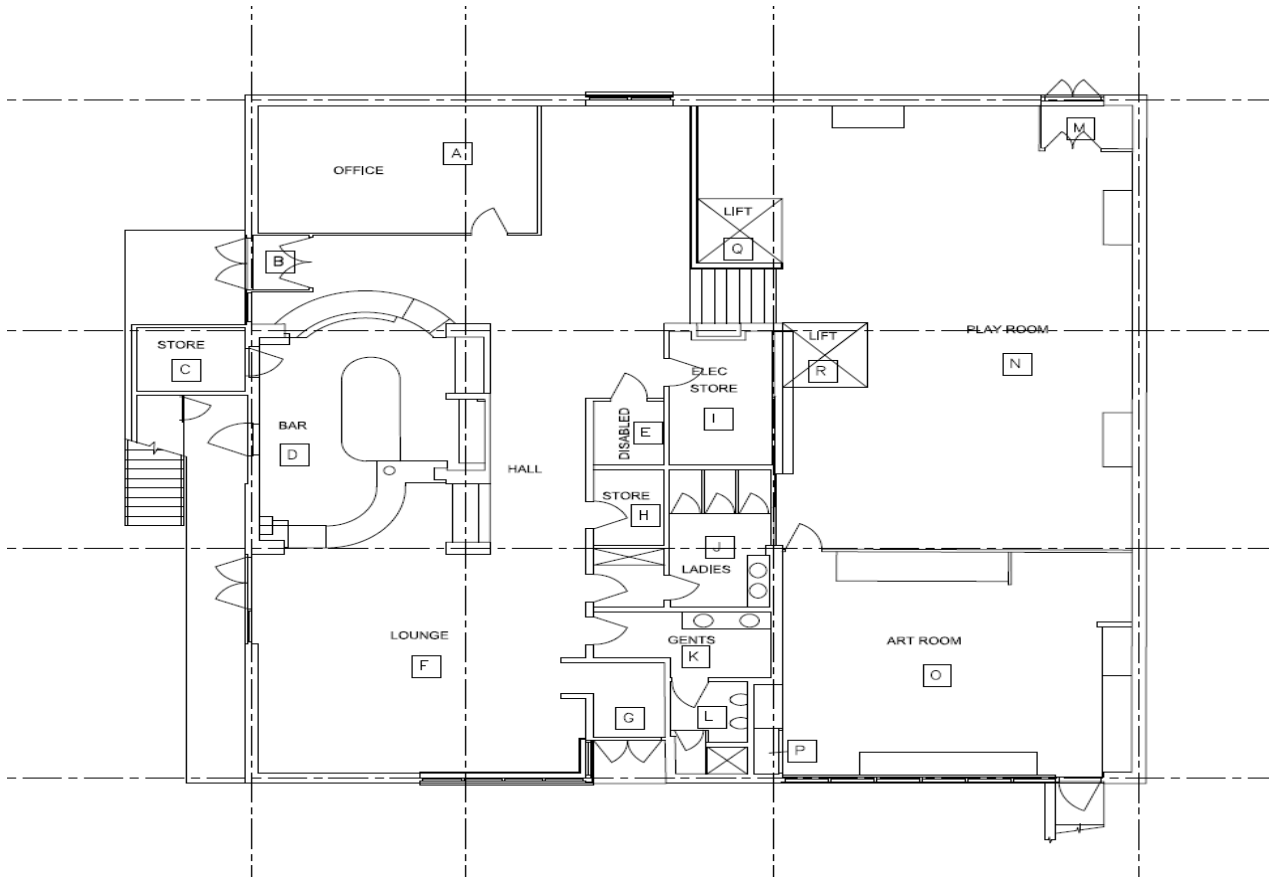
Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due

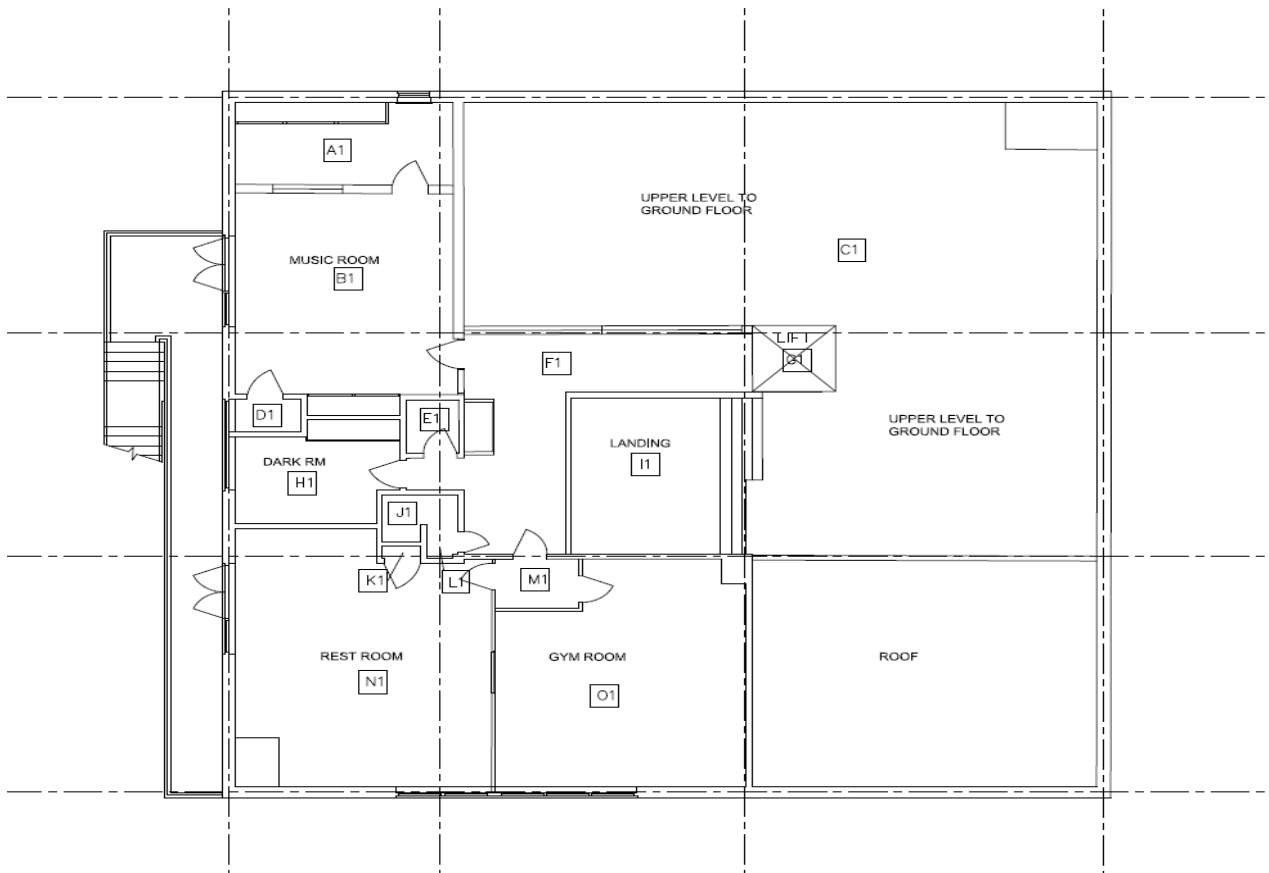
EPC

TBC – Please see note at bottom of page 4

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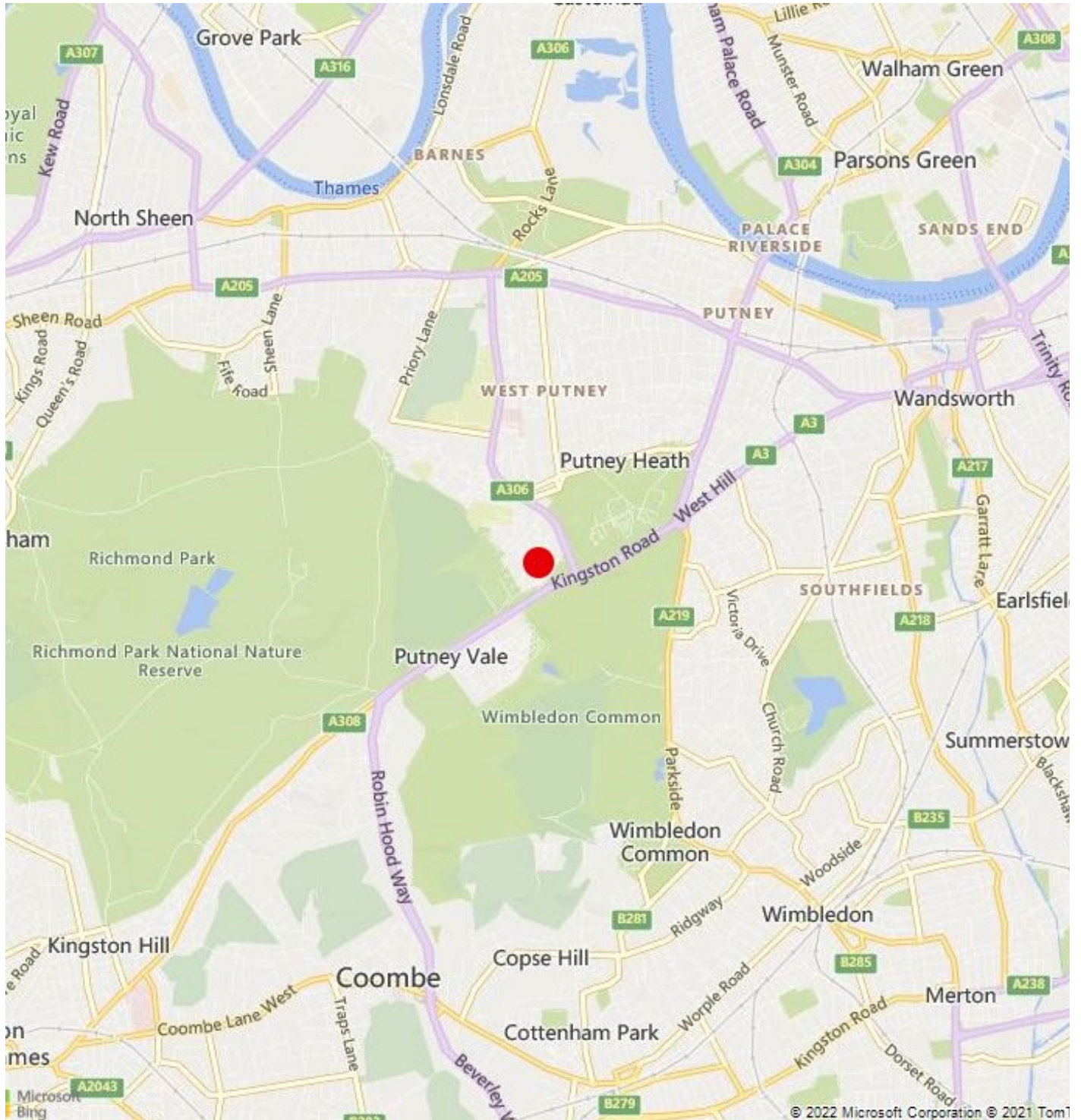


Ground floor



First floor

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Important Notes:

- This property requires capital works in order to bring it up to EPC Compliance. An Agreement for Lease will be granted until works are complete and a compliant EPC is held. When a compliant EPC is held, the Contracted Out lease will become binding. Works must be completed within 6 months.
- An offer evaluation form that needs to be completed by each offering party can be obtained from the agents

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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