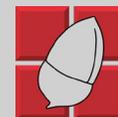




137a Ormside Street, South Bermondsey SE15 1TF

Place of worship for sale/to let with consent for change of use to industrial



acorn

Commercial, Investment & Development



- Place of worship for sale/to let
- Consent for change of use to industrial
- Measuring approx. 4,426 sqft
- Space to park up to 3 cars outside
- Located in South Bermondsey
- Guide price for sale: £1.3M
- Guide price for rent: £60,000pa (£13.5/sqft)

Description

An extremely rare opportunity to either let or purchase a property which currently benefits from lawful use as a place of worship. The building also benefits from planning permission for a change of use to revert to a B2 industrial unit subject to implementation of a selection of minor pre-occupation planning conditions. We are therefore inviting interest from both faith groups and industrial occupiers.

The property is split across ground and first floors and measures c. 4,426 sqft in total. The unit has a largely open-plan layout, concrete floors, 3 phase power and a roller shutter entrance. The unit also benefits from floor to ceiling heights of c. 3 metres at ground floor level and floor to ceiling heights of between 3.7 and 5.5 metres at first floor level (slanted roof) whilst also boasting parking for up to 3 cars directly outside the unit.

Use Class/Planning

A certificate of lawful use for the properties continued use as a place of worship (not specific to the applicant) was granted on 15th January 2020. Details of this application can be found on Southwark Councils planning portal under ref: 20/AP/0125 or by clicking this [here](#).

Change of use of the site from use class F1 (Place of Worship) to Class B2 (Industrial) was granted subject to implementation of a selection of pre-occupation conditions on 16th February 2024. The current owners have not taken any steps towards implementation of this permission and therefore should an oncoming occupier wish to occupy based on industrial use, they will have to implement the consent to formally change the use to B2 industrial. Details of this application can be found on Southwark Councils planning portal under ref: 23/AP/2629 or by clicking [here](#).





Location

The property is located in South Bermondsey on Ormside Street, north of the Old Kent Road and in an industrial area. South Bermondsey Railway Station is within short walking distance and provides Southern Railway services into London Bridge (one stop) as well as access out to Croydon. Conversely the property is located close to main arterial roads; Old Kent Road (A2) and Lower Road (A200) providing direct road access to the City, Rotherhithe Tunnel, Greenwich and the A2 motorway to Kent.

Business Rates

As the properties lawful use is as a place of worship the property is not subject to business rates. If the property was bought by an industrial occupier the property would have to be rated by the Valuation Office Agency as an industrial unit.

Terms

Guide price for a sale: £1.3m. Guide price to let: £60,000 per annum. We understand that the property is not elected for VAT and therefore VAT will not apply to either the purchase price or the rent.

Further Information

Internal photographs, floorplans and the EPC are available upon request.

Viewings

All viewings are strictly by prior appointment through Acorn's Commercial & Development Division.

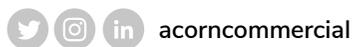


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