

THE ROSALIND GREEN HALL

STEPNEY GREEN, LONDON, E1

INVESTMENT SUMMARY

- Freehold
- Vacant possession
- A former chapel is located just 300m from Mile End Road
- A 6-minute walk from Stepney Green Tube Station
- 5,992 sq ft (NIA) and 8,663 sq ft (GIA) of accommodation arranged over a Lower Ground, Ground and Mezzanine
- Suitable for redevelopment subject to necessary planning permissions
- Of interest to developers and owner-occupiers

Offers are invited in excess of **£2,250,000** subject to contract reflecting a low capital value of **£375 psf**



CONNECTIVITY

Excellent connectivity being within walking distance of Stepney Green Station (Hammersmith and City & District Lines) and Whitechapel Station (Elizabeth Line). The Elizabeth Line benefits from excellent transport links and connections, you are within a 10-minute journey of Liverpool Street (3 minutes), Canary Wharf (4 minutes), Farringdon (5 minutes), Stratford (6 minutes) and Tottenham Court Road (8 minutes).



ELIZABETH LINE

STEPNEY GREEN

7

Minute Walk



WHITECHAPEL

10

Minute Walk



LIVERPOOL STREET

3

Minute Journey



KING'S CROSS STATION

10

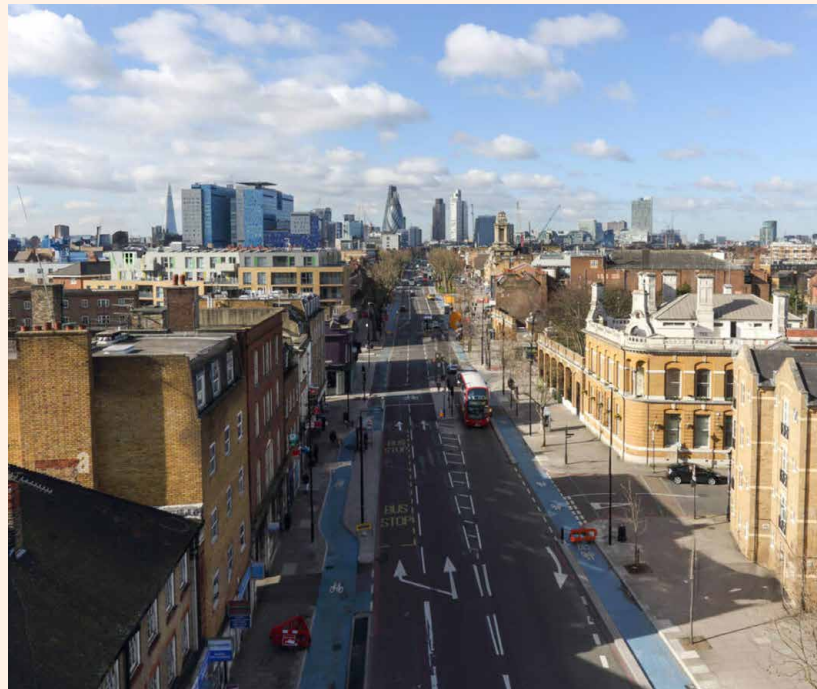
Minute Journey



LOCATION

The Rosalind Green Hall is located on the north side of Stepney Green, opposite its junction with Tinsley Road. The property is accessed directly from Stepney Green, through an attractive cobbled section of the road.

In close proximity to the property, there are several bars and gastro pubs; supermarkets; a gym; residential developments; and a university campus (Queen Mary University). The area is known for its mixture of original Victorian Terrace Houses and modern developments.



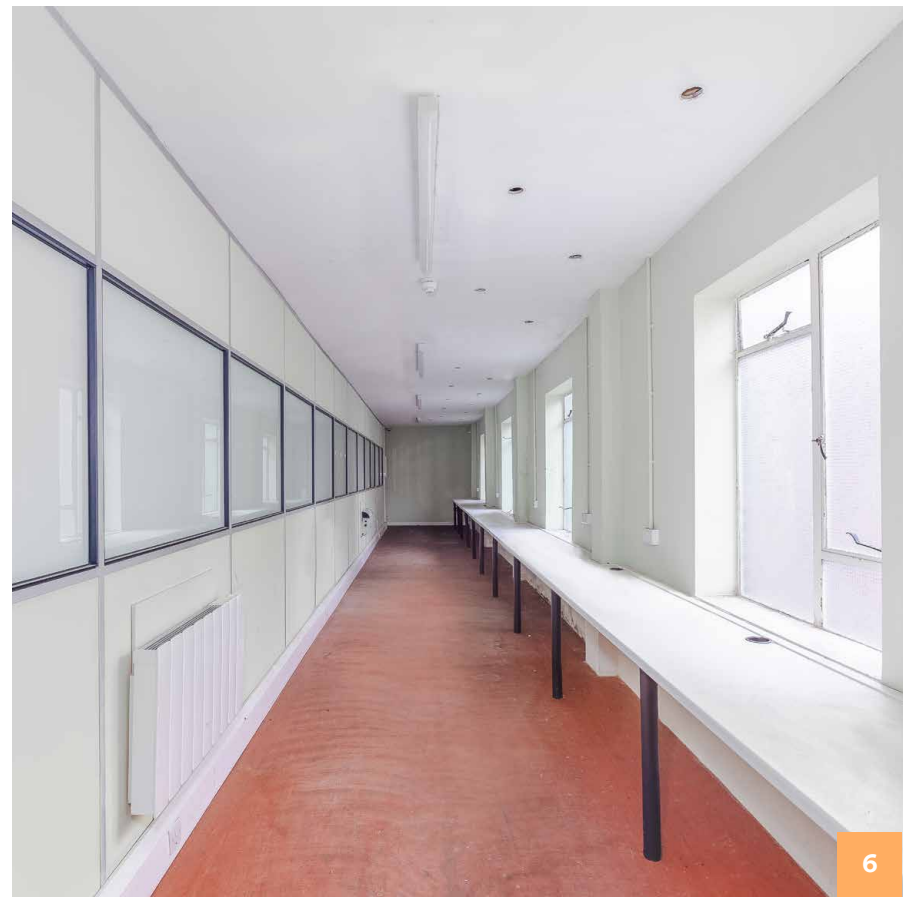
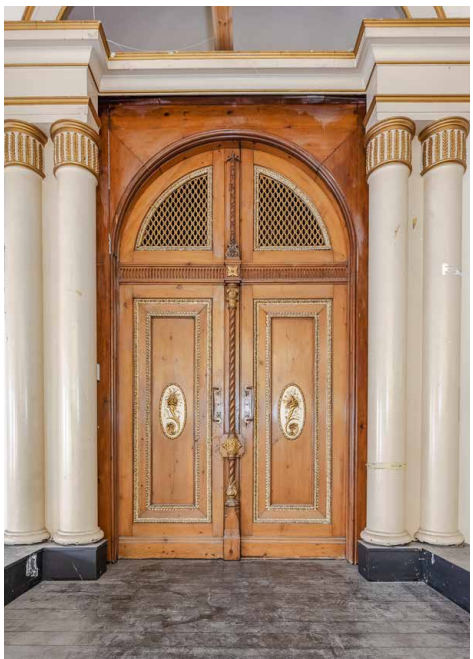
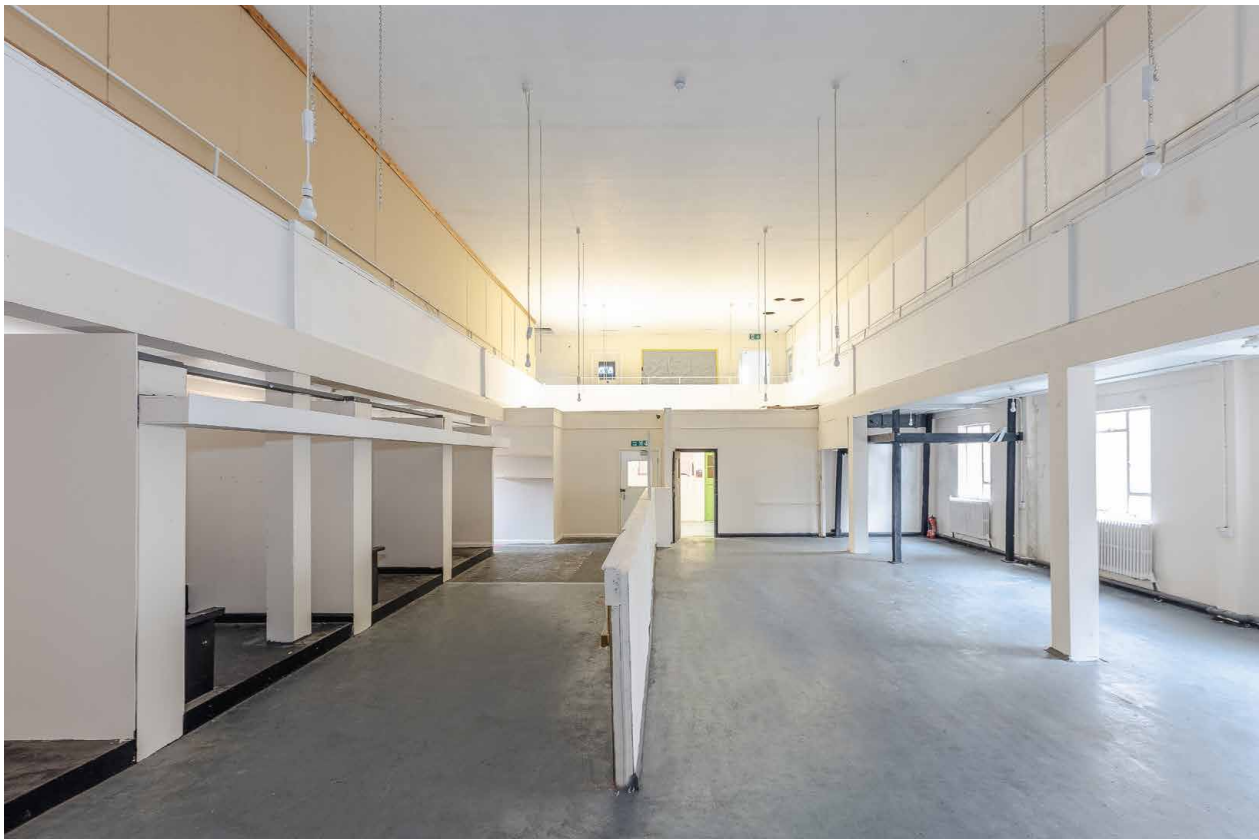
DESCRIPTION

The building is a former chapel of brick construction, arranged over a Lower Ground, Ground and Mezzanine, with external space at the front of the property.

The raised ground floor is currently arranged as a single open plan space, with a mezzanine gallery area arranged along the southern, eastern and western elevations.

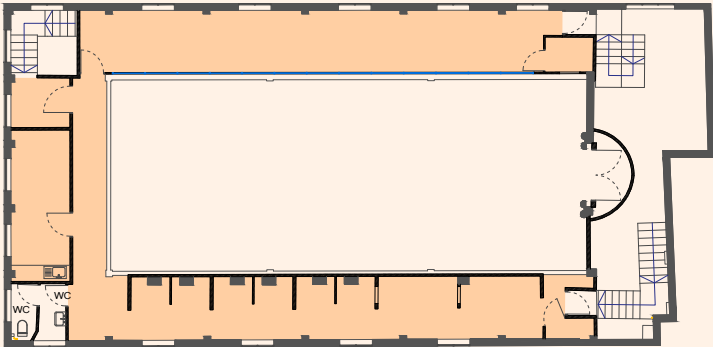
The lower ground floor comprises a large space currently divided with nonstructural partitioning into various size rooms, with WCs. There are two sets of stairs connecting to the ground and mezzanine floors.





ACCOMMODATION

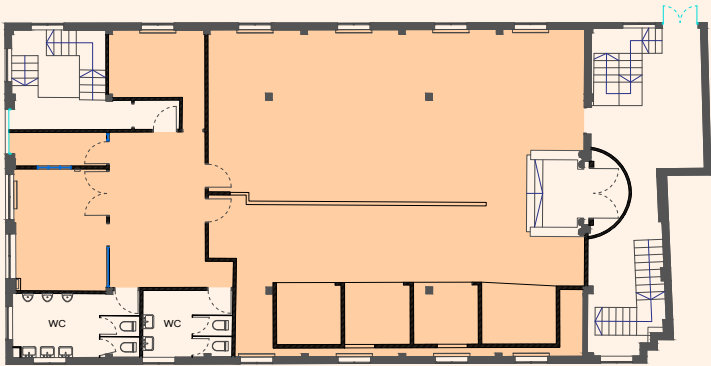
FLOOR	NIA SQ. M.	NIA SQ. FT.	GIA SQ. FT.
Mezzanine Level	114.8	1,236	1,843
Ground Level	216.6	2,331	3,294
Lower Ground Level	225.3	2,425	3,526
TOTAL	556.7	5,992	8,663



MEZZANINE LEVEL



LOWER GROUND LEVEL



GROUND LEVEL



For indicative purposes only, not to scale.

FURTHER INFORMATION

Planning:

The Rosalind Green Hall is situated within the Stepney Green Conservation area and the jurisdiction of the London Borough of Tower Hamlets

Use:

Mixed Use - Class E (Commercial, Business & Service) and Class F (Local Community & Learning)

EPC

The Building has an EPC rating of E

VAT:

The property is elected for VAT and therefore VAT will be payable on the purchase price

Proposal:

We are instructed to seek offers in excess of **£2,250,000**, subject to contract and exclusive of VAT, for the freehold interest

A purchase at this level reflects a low capital value of **£375 psf** (NIA) or **£260 psf** (GIA)

Viewings

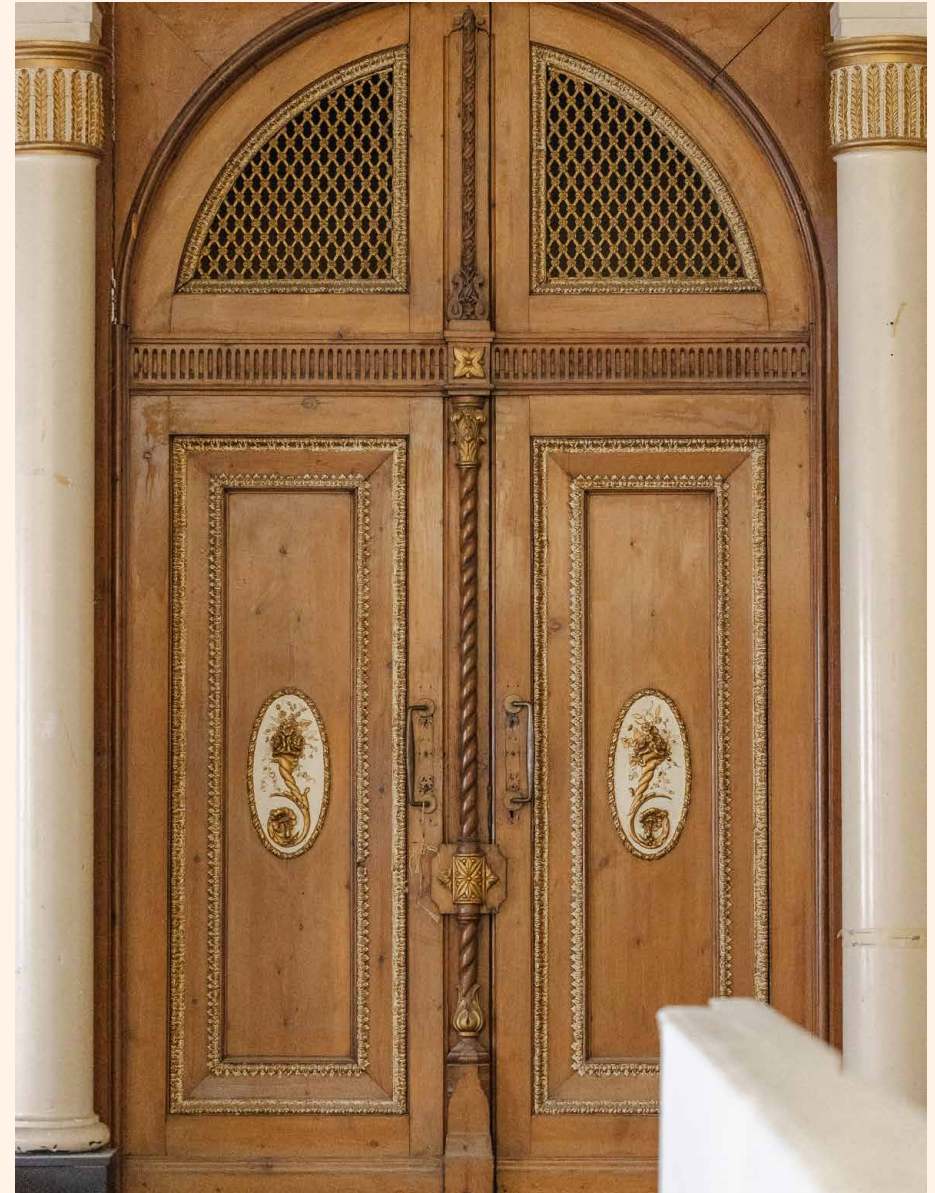
Strictly by arrangement with TSP



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