

**Alexander  
Reece  
Thomson**

**For Sale / To Let**  
**Existing Class D1 Building – Suitable For Other Related Uses\***  
**\*Subject to Planning Permission**



**FORMER ARCHWAY METHODIST CHURCH, ARCHWAY, LONDON N19 3TD**  
**12,427 Sq. Ft. / 1,154.50 Sq. M. (NIA.)**

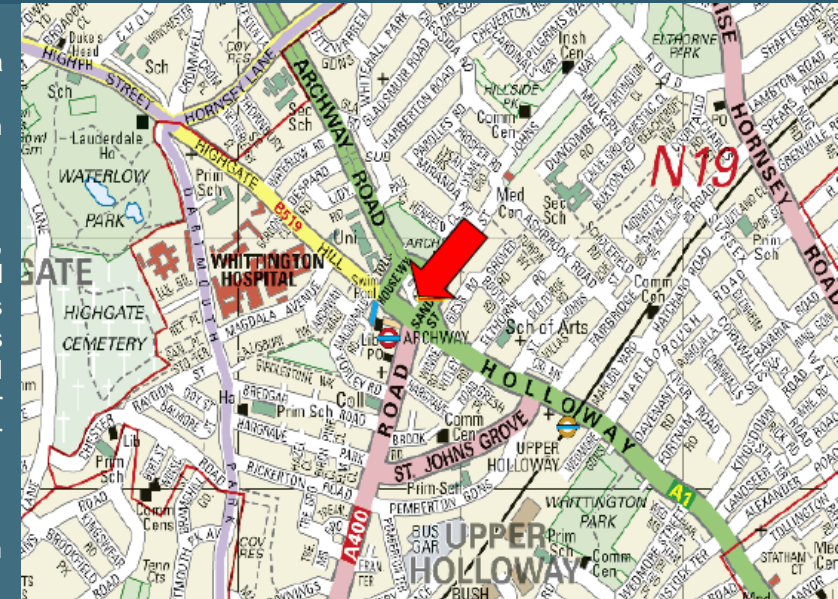
**LOCATION**  
The building is located within the Archway Road gyratory system (A1), which links Archway Road to Holloway Road. The surrounding area encompasses both residential and commercial uses with a wide variety of amenities located in the vicinity. The property benefits from excellent connectivity, both Archway London Underground station (Northern Line) and Upper Holloway station (Overground services) are within walking distance.

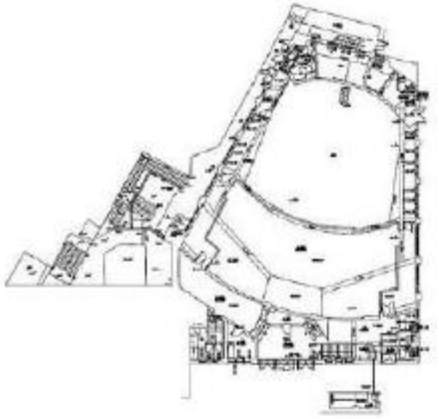
**DESCRIPTION**  
The subject property comprises a vacant building of 1930's construction, which extends to approximately 12,427ft<sup>2</sup> over basement ground, first, second and mezzanine levels and is positioned on a freehold site of circa 0.22 acres. The building is configured around a large central auditorium, with a stage and seating areas at ground and mezzanine levels. The main entrance is on the south elevation and serves corridors that provide access to the lower level of the auditorium. The upper floors are served by a stair core in the south east corner. The first floor has several small rooms off a concourse linking to the mezzanine seating area. The second floor is former projection room with access to two small terraces. There is a small basement to the northern section of the building accessed externally via a dedicated staircase. There is vehicular access to the building and car parking, accessed directly via the Archway Road gyratory system. The property is currently in a poor state of repair (internally and externally) and requires extensive refurbishment throughout, including significant structural remediation works

**PLANNING**  
The property is located in the London Borough of Islington, is locally listed and lies in the Archway Conservation Area. The building benefits from D1 Use and may also suit a variety of related uses falling within other classes of the Use Class Order 2020, subject to the necessary consents.

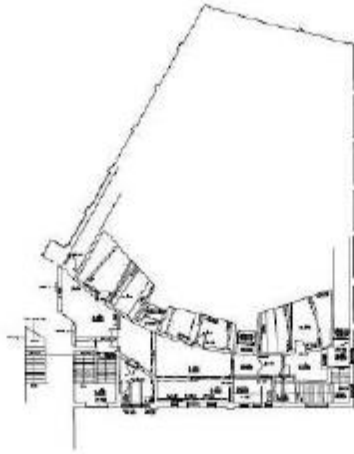
**LEGAL**  
We have been advised that there are restrictive covenants on the Title in favour of the adjacent Archway Methodist Church preventing the building from being used as a place of worship, the sale of alcohol, or for gambling purposes. It has been confirmed by Archway Methodist Church that they are not prepared to discharge the restrictive covenants prohibiting the existing building to be used as a place of worship, sale of alcohol and gambling. A copy of the restrictive covenants are available upon request.

**STRUCTURE:** Two extensive engineering assessments have been carried out on the existing building which are available upon request.  
**TENURE:** The building is owned freehold and can be sold or offered by way of the grant of a new lease from the Landlord on FRI terms.  
**RENT / PRICE:** Rental offers are invited for a new occupational letting. Alternatively unconditional offers for the freehold interest are invited.  
**RATES:** TBC.  
**EPC:** Exempt  
**VAT:** The property has not been elected for VAT.

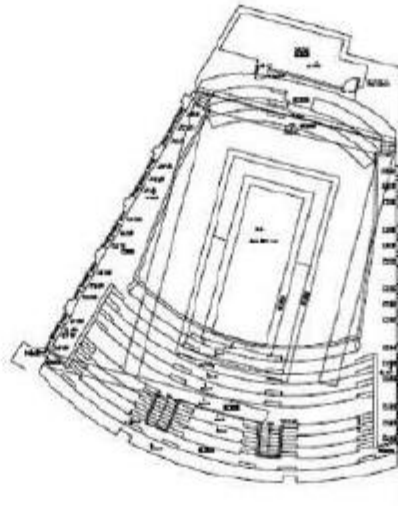




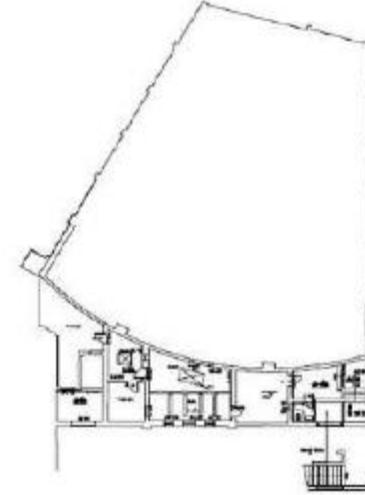
Existing Ground Floor



Existing First Floor



Existing Mezzanine



Existing Second Floor



#### Accommodation

	Ft <sup>2</sup>	M <sup>2</sup>
Basement	900	83.6
Ground	6,670	619.7
First Floor	2,135	198.3
Mezzanine	1,900	176.5
Second Floor	822	76.4
<b>Total</b>	<b>12,427</b>	<b>1,154.5</b>

#### VIEWINGS

By prior arrangement only. Please contact ART Surveyors:

Seb Norman: 0207 034 3395  
[sebnorman@artsurveyors.co.uk](mailto:sebnorman@artsurveyors.co.uk)

Oliver Hayes: 0207 034 3390  
[oliverhayes@artsurveyors.co.uk](mailto:oliverhayes@artsurveyors.co.uk)