

HUMMERSTONE & HAWKINS

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GRADE II LISTED FORMER CHAPEL IS OFFERED FOR SALE



AN ICONIC / CONVERTED FORMER CHAPEL.

CURRENT USE AS OFFICES WHICH WE UNDERSTAND IS 'E' USER CLASS.

BUILDING UNDERGONE EXTENSIVE REFURBISHMENT.

HARD STANDING PARKING AREA FOR UPTO 16 VEHICLES.

WITHIN A FEW MINUTES DRIVE OF A2 & DARTFORD CROSSING.

INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.

CHAPEL OF ST LUKE

CHAPEL DRIVE

DARTFORD, DA2 6FF

Tenure: FREEHOLD

Asking Price - £1,350,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located in an area that is ideal for businesses as there are good and easy road links to the A2 trunk road connecting to London 23 miles to the West, and to the East via the A2 / M2. Dartford Crossing is within 2 miles of the property and Ebbsfleet International station which is some 5 miles away and has a journey time into London St Pancras of 20 minutes. The property is also situated for easy access to Bluewater shopping centre.

The Chapel of St Luke originally formed part of Stone House hospital. When the hospital closed in 2005 bids were sought for the redevelopment of the site into luxury houses and flats and the main hospital and staff residencies have now been converted for residential use.

DESCRIPTION:

The subject property comprises a converted, detached Grade II listed chapel which we understand was built c1899 as part of Stone House hospital. The property was acquired by our clients in 2017 having previously remained vacant for approximately 8 – 9 years while the building underwent an extensive refurbishment. After taking occupation the current owners completed the works and subsequently fitted the property out to an extremely high standard and to suit their needs.

We are informed that the refurbishment works that have been carried out include a new roof, restoring many of the original features and the installation of Three-phase electrics together with electric / under floor heating.

The property includes to the side a parking area providing 16 spaces.

USE:

We understand that the property has use as office space.

INTERNAL DETAILS:

Entrance hall	4.386sq. m / 47.2sq.ft
Toilets	9.829sq. m / 105.8sq.ft
Entrance reception	54.039sq. m / 581.7sq.ft
Front lobby	4.347sq. m / 46.8sq.ft
Wet room	9.165sq. m / 98.6sq.ft
Main open plan area	187.745sq. m / 2020.9sq.ft
Chapel	67.525sq. m / 726.9sq.ft
Storeroom	11.259sq. m / 121.9sq.ft
Passageway	3.049sq. m / 32.8sq.ft
2 nd Store	9.024sq. m / 97.1sq.ft
Mezzanine	185.434sq. m / 1996.0sq.ft
Crypt	26.796sq. m / 288.4sq.ft

GROSS TOTAL 572.598sq. m / 6164sq. ft

NET TOTAL 515.026sq. m / 5543sq. ft

VAT:

Our clients confirm that VAT will NOT be added to the agreed purchase price.

TENURE:

We understand that the property is freehold.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The energy efficiency rating for this property is E.

RATES:

We understand from the Valuation Office Agency (VOA) website that the rateable value for the property is £38,750. Prospective purchasers are advised to confirm the above figures via the Borough of Dartford Business Rates department.

LEGAL FEES:

Each party are to be responsible for their own legal costs that are incurred in this matter.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061



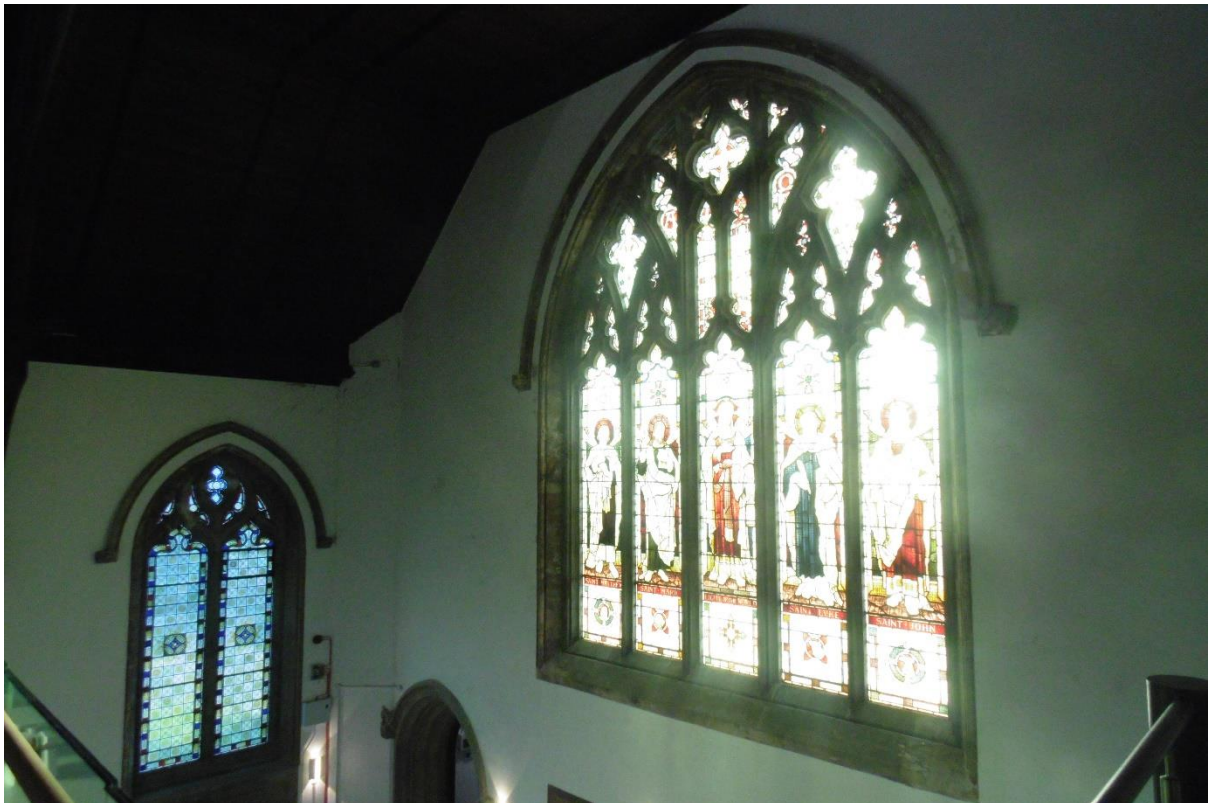
These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.



MEZZANINE FLOOR



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