

COMMUNITY USE SPACE AVAILABLE TO RENT

Bow Community Hall, William Place, London E3 5ED | £25,830 Per Annum



DESCRIPTION ...

The premises is split in a cellular fashion, currently comprising; Offices, open space, toilets and a kitchen.

The property is in good condition internally ready for occupation immediately.

The premises is situated within William Place which also contains an NHS Health Centre. The premises benefits from step free access and a private entrance with buzzer door release.

Approximate dimensions are as follows:

DIMENSIONS

Total	124 Sq. M.	1,339 Sq. Ft.
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USE ...

The property is being marketed for use by a Voluntary and Community Sector (VCS) organisation to carry out community based activities that benefit local residents. A VCS organisation is defined as a body that,

- Is not part of the statutory sector,
- Exists for community / social/ environmental benefit,
- Is non-profit distributing and must reinvest any surpluses to further its social aims / community benefits,
- Has community benefit objectives



TENURE ...

A new IR lease for a term of five years. The lease is to be contracted out of the Landlord & Tenant Act 1954 Part II.

RENT ...

£25,830 + VAT is applicable per annum. Tower Hamlets Council operates a rent reduction scheme for eligible VCS tenants. For more details, search the council's website for Community Benefit Rent Reduction

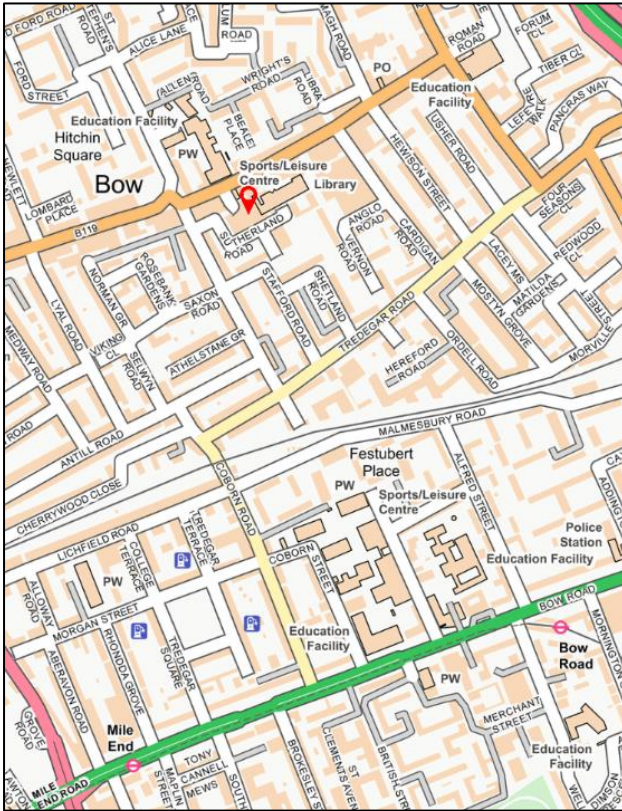
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LOCATION ...

The premises is located on William Place just off the busy Roman Road. Roman Road is home to many independent shops and restaurants / cafes. Roman Road is also host to a bustling market. The area benefits from lots of footfall and is served by several bus routes. The surrounding area is predominantly residential and there is a real demand for community services and facilities.



SERVICE CHARGE ...

The tenant to pay a contribution to the building service charge.

BUSINESS RATES ...

The ingoing tenant should make their own enquiries to Tower Hamlets Council with regards to Business Rates.

LEGAL COSTS ...

Each party to pay own costs.

EPC ...

A copy of an EPC is available upon request.

VIEWING ...

For more information or to arrange a viewing please contact one of our team directly using the details below.



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