

ALEX MARTIN

COMMERCIAL

121 BROAD STREET, DAGENHAM, RM10 9HP



FOR SALE

AMP2097

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- **SUITABLE FOR RANGE OF D1/D2 USES**
- **ENTIRE FREEHOLD PROPERTY**
- **APPROX. 11,500 SQ FT**
- **PARKING FOR 30+ VEHICLES**
- **RECENTLY REFURBISHED**
- **PROMINENT LOCATION WITH GOOD FRONTAGE**

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LOCATION

121 Broad Street is located in Dagenham, a large suburb of East London situated within the London Borough of Barking and Dagenham. The site is situated on the eastern side of Broad Street approximately 700m to the south east of Dagenham Heathway Station and 700m to the north of New Road (A1306).

DESCRIPTION

The building is a former social club located on Broad Street, Dagenham. The building is prominently located with a good frontage. Spread over ground and first floors, it is a mix of open plan hall spaces with ancillary offices throughout. The main hall is located on the ground floor with a potential to seat in excess of 500 people with further reception and toilet facilities. On the first floor you will find a secondary hall capable of seating a further capacity of another 150-200 people. This secondary hall leads on to a roof terrace of around a further 2,000 Sq Ft which overlooks a car park suitable for 30+ vehicles.

The site comprises a roughly 'T' shaped parcel of land which fronts onto Broad Street and extends rearwards behind neighbouring development. The site measures some 0.2ha in area.

DEVELOPMENT

Vendor was due to submit planning for a change of use to D1 place of worship/ community use. They had carried out an initial concept study to develop the site in order to split the site to create better vehicular access whilst simultaneously splitting the building into a main sanctuary with separate youth church. If requested, this report can be sent across.

There is currently planning consent for 20 residential units on the site. This planning was granted to provide 6 one bedroom flats and 14 two bedroom flats with parking for 18 vehicles. Part of the planning permission was to retain a D1 commercial unit which would be offered to the Local Authority at a peppercorn rent. For further information, please get in touch.

ACCOMODATION

Lower Ground Floor:	1,001 sq ft
Ground Floor:	7,815 sq ft
First Floor:	2,679 sq ft

PLANNING

We have been given to understand that the property is a former social club and currently has D2 planning. There has been an initial concept study for development and change of use to D1 Place Of Worship. Interested parties are advised to speak to the Planning department at the London Borough of Barking & Dagenham for clarification.

VAT

VAT is not applicable.

EPC

Can be made available upon request.

TENURE

Freehold

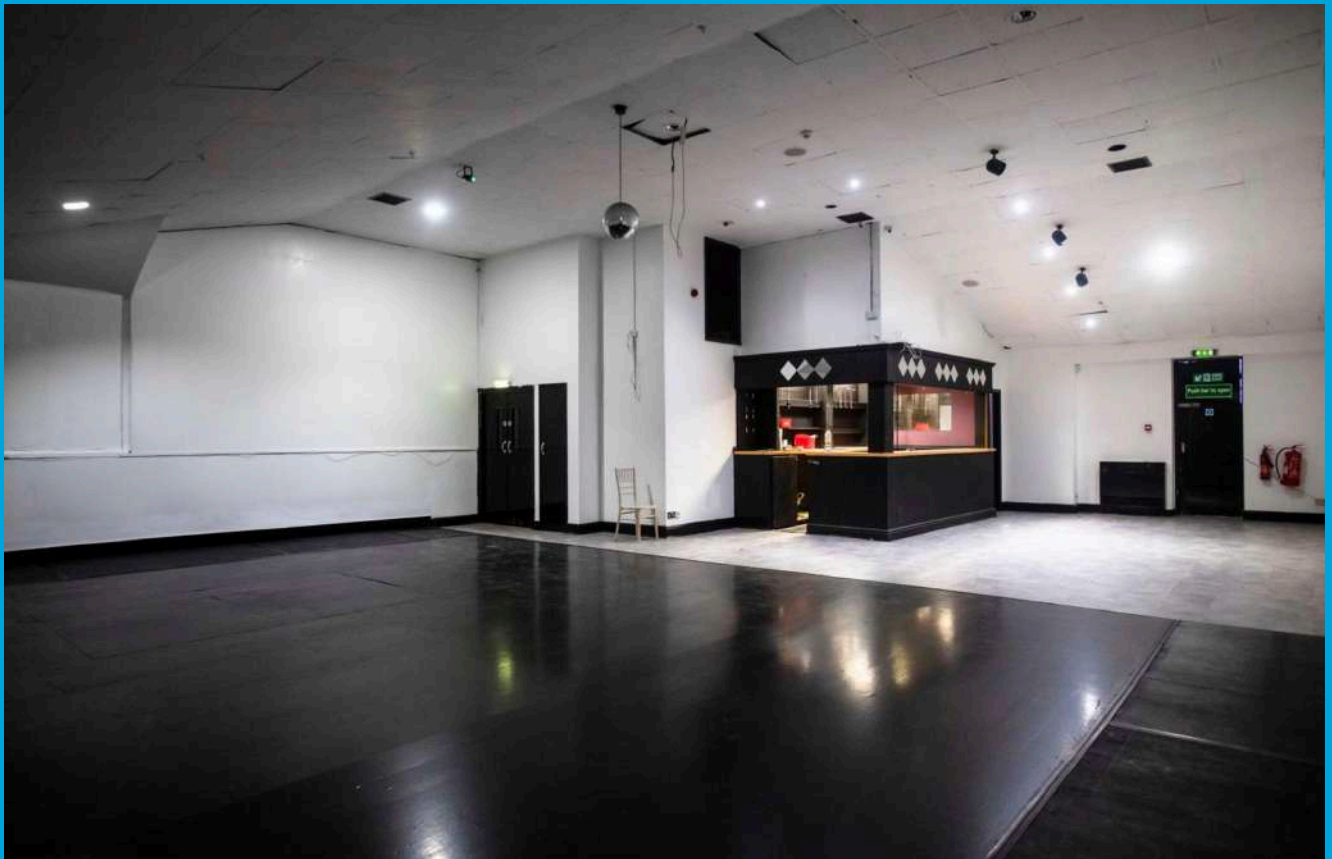
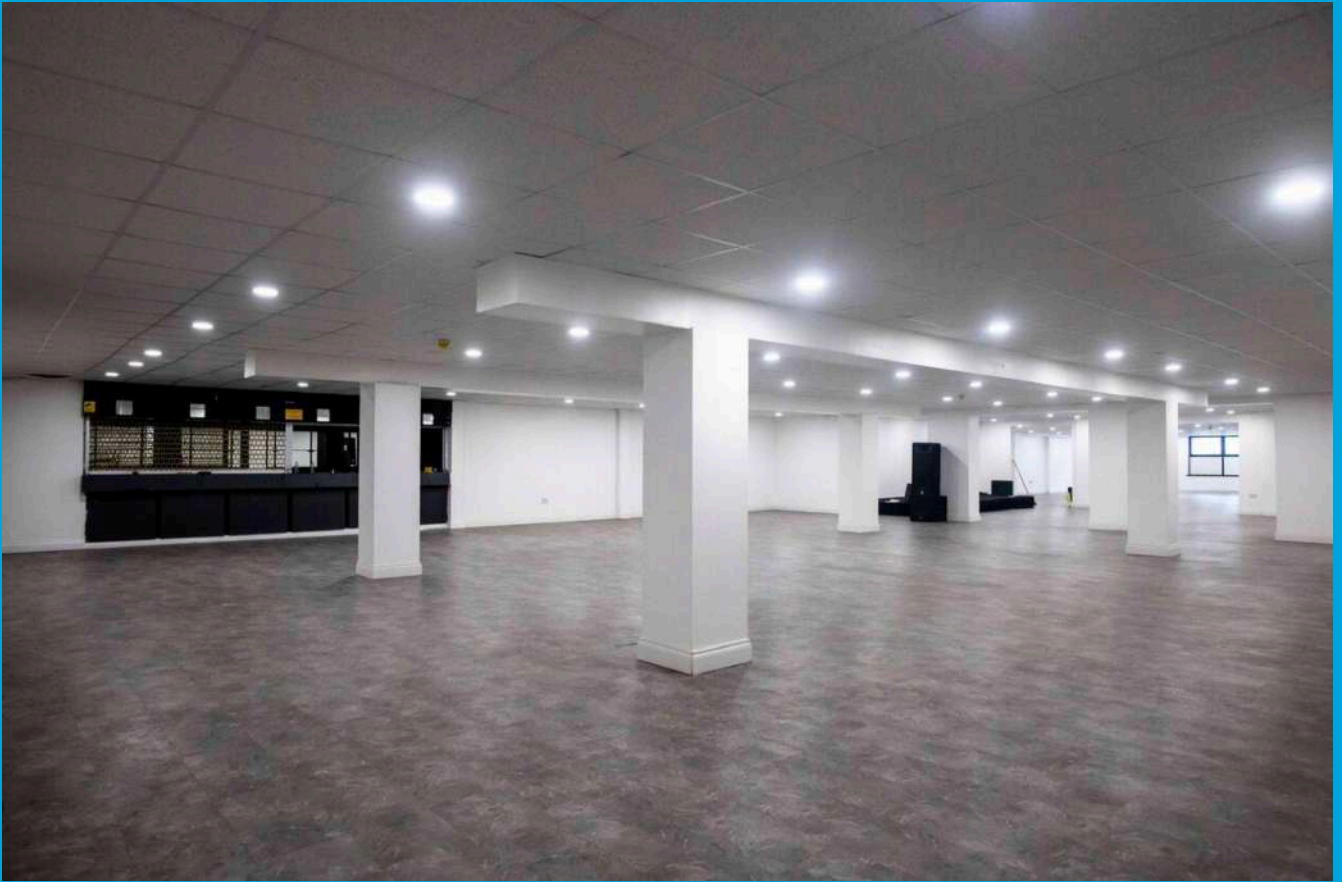
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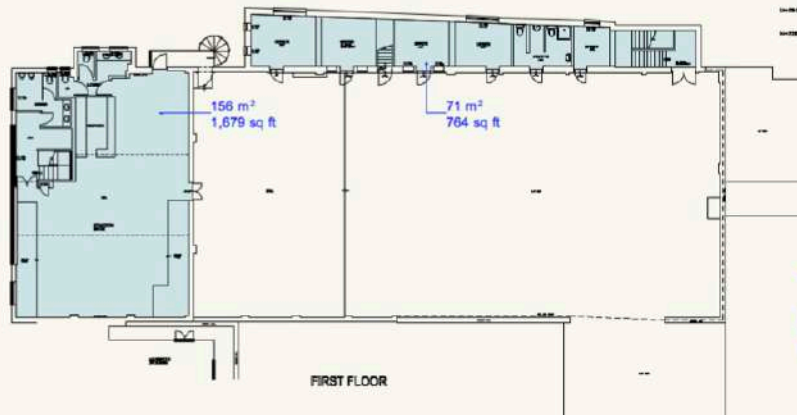
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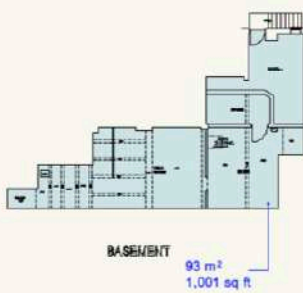
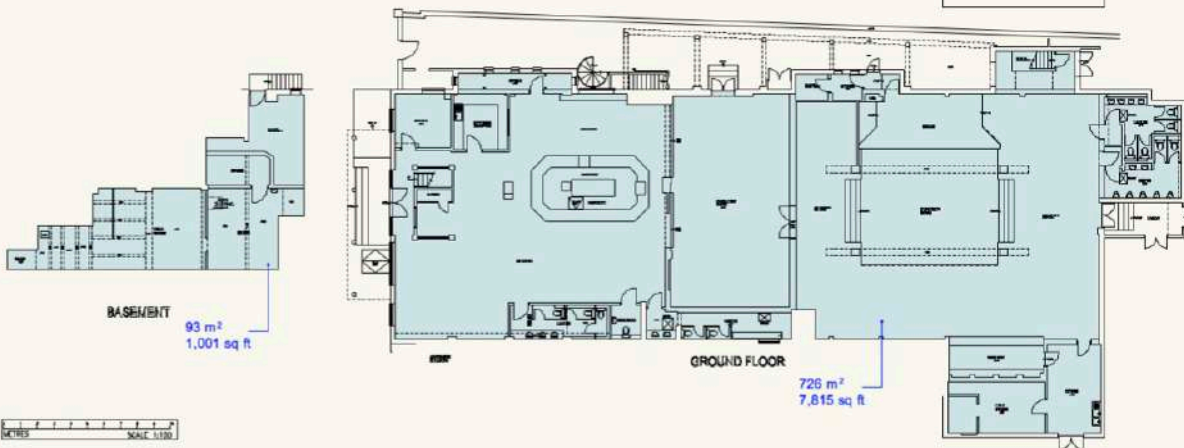
NOTES
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY FABRICATION & COMMENCEMENT OF WORKS

KEY

- DIMENSIONS REFER TO INTERIOR OF STRUCTURE (EXCLUDING FINISH FLOOR LEVEL)
- DIMENSIONS REFER TO TOP OF WINDOW OR GLASS PANEL FINISH LEVEL
- DIMENSIONS REFER TO TOP OF WINDOW HEAD FINISH LEVEL
- DIMENSIONS REFER TO TOP AND FINISH (FINISH) LEVEL



Total Area
1,068 m²
11,495 sq ft



METRES SCALE 1:100

Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Alex Martin Commercial will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.