

COMMUNITY USE SPACE AVAILABLE TO RENT

Longnor Community Centre, 2 Bradwell Street, E1 4GP

£9,500 Per Annum



DESCRIPTION ...

The property comprises a ground floor community use unit, situated within a four storey modern era block.

The property is internally divided into an open main room, a kitchen, storage space and a toilet.

Approximate dimensions are as follows:

DIMENSIONS

Total (GIA)	62.48 Sq. M.	672.55 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.
- Further information can be found at the link below:

https://www.towerhamlets.gov.uk/lgnl/community_and_living/voluntary-and-community-sector/Premises/Community-Benefit-Rent-Reduction.aspx

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LOCATION ...

The Property is situated on Bradwell Street, adjoining Longnor Road and Moody Street in Bethnal Green, East London. Bradwell street is home to a mix of residential dwellings.

The property is located in close proximity to Mile End Road which is served by multiple bus routes. The property is also located close to Mile End and Stepney Green underground stations.

TENURE ...

A lease term of 5 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

RENT ...

£9,500 per annum exclusive, Ex VAT (If applicable). 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.

BUSINESS RATES ...

The tenant to pay business rates. Please make enquires with the Valuation Office Agency for the rateable value of the property.

LEGAL COSTS ...

Each party to bear their own costs incurred.

VIEWING ...

For further information or to arrange a viewing, please call or email the details below:

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