



Jeyes Community Centre, 1 James Close, London, E13 9BB

Self contained east London community centre, benefiting from an external garden area, suitable for a variety of uses within Use Class F

- Property has a main hall comprised of 684 sqft
- Community centre comprised of 1,478 sqft
- External garden space included in the leasehold
- Includes kitchen for meal preparation and service

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

Jeyes Community Centre, 1 James Close, London, E13 9BB

Summary

Available Size	1,478 sq ft
Rent	£33,000 per annum
Rates Payable	£1,842.60 per annum subject property may be eligible for small rates relief, it is recommend that the ingoing tenant enquire with the local authority.
Rateable Value	£3,700
EPC Rating	Upon Enquiry

Description

Jeyes Community Centre is purpose built for community uses, with ancillary garden space. The premises has a reception area for greeting guests and visitors, additionally it is self contained with several WC's and a reasonably sized kitchen. The property is kept in good condition, there is ample space for a variety of activities, plus room for a private office if required. The property benefits from services such as electricity and water

Location

The property is located in between Plaistow and Upton Park, therefore it is easily accessible from neighbouring towns such as Forest Gate, East Ham and Stratford. The closest train station, Plaistow, being only 0.4 miles from the property, it provides services on the District Line, plus the Hammersmith and City Line. Additionally, West Ham underground station is located 1.6 miles from the property and provides services on the Jubilee Line and the DLR. There are also regular bus services providing many routes through east London.

Social Value Subsidy

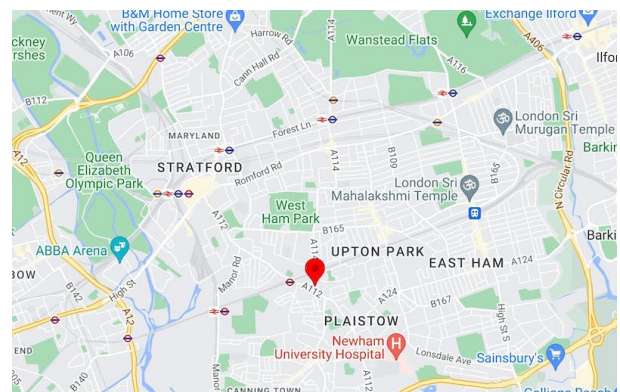
Each applicant could benefit from Newham's assessment of social value to the borough. There is qualifying criteria which each tenant must meet and more information is available on the website.

Terms

A new lease, excluded from Landlord & Tenant Act protection on fully repairing and insuring terms.

Legal Costs

The ingoing tenant is to pay the Council's agency fees prior to completion at 10% of one year's rent, subject to a minimum fee of £2,500 +VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £800 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

Reuben Reid-Williams BSc

020 8221 9619 | 07932 875089

reuben.reid-williams@dobbinandsullivan.com

Nick Robinson MRICS

020 8221 9612 | 07983 731978

nick.robinson@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](https://www.dobbinandsullivan.com)

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 09/08/2023