

FORMER CUMMUNITY CENTRE FOR SALE



West Cornforth Salvation Army Hall
Verdun Terrace, West Cornforth
Ferryhill, DL17 9LN

Bradley Hall

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www.bradleyhall.co.uk

33 - 39 Grey Street, Newcastle upon Tyne, NE1 6EE



Key Info



The freehold is available with offers in the region of £80,000 (Eighty Thousand Pounds).



Former Community Church



Prominent Location



Floor areas 239.7 Sqm
2,580 Sq Ft



Development opportunity
subject to planning (STP)



EPC to be provided
on request.



Available by way of
Vacant Possession.

DESCRIPTION

The property comprises a single storey detached building being a former Salvation Army Hall, most likely constructed in the inter war period and extended around the early 1990's. The accommodation is arranged to provide open plan meeting areas with associated amenity facilities. There is vehicle standing to both the rear and to the right hand side.

The main structural walling to the original building is of solid masonry construction with an applied render finish. The roof is pitched and gabled and is clad with rigid profile fibre cement sheeting. The extension is constructed using conventional, cavity masonry, having a flat suspended timber floor deck, overlaid with a mineral felt weatherproof covering. Internal walls are both masonry and lightweight timber framed partitioning. The floors are of solid concrete construction.



Accommodation	Sq Ft	Sq M
Ground Floor	2,580	239.7

Important Information



The Freehold is available for offers in the region of £80,000.

Rating Assessment

The property is a place of worship and not therefore assessed for rating purposes

EPC

Available on request

Legal Costs

Each party is responsible for their own legal costs.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
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