Former Church For Sale – Development Opportunity

Former United Reformed Church, 53 Front Street, East Boldon, NE36 0SD

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Historic Church
- Total size of 113.98 m² (1,226ft²)
- Affluent residential area
- Awaiting EPC Rating
- Development Opportunity STPP
- Attached Church Hall available by separate negotiation

Guide Price of £80,000

LOCATION

The property is situated on the A184, Front Street, surrounded by a cluster of local retailers and the established East Boldon leisure circuit. East Boldon is an affluent residential commuter village in the North East region between Sunderland and South Shields, together with the neighbouring high amenity value villages of Cleadon and Whitburn.

The property is within easy access of local facilities, amenities and public transport including the East Boldon Metro link which connects with Sunderland and Newcastle upon Tyne City Centres. The property also benefits from convenient road links to the A19 Tyne Tunnel Approach Road which provides further main arterial access into Tyneside, Durham and Teesside within the region.

DESCRIPTION

The property comprises a vacant church building consisting of full height worship hall with feature stained glass windows. The building is estimated to date from 1876 and benefits from an enclosed rear yard.

The property is of traditional construction, being solid bonded sandstone walls, beneath a pitched slate roof covering.

The property may be suitable for a variety of uses, including development, subject to obtaining necessary planning permission.

The attached church hall is available by separate negotiation.

ACCOMMODATION

Church	113.98m²	1,226ft²

RATING ASSESSMENT

We understand the property is exempt.

EPC RATING

Awaiting EPC

TERMS

The freehold of the property is available for sale at a guide price of £80,000 (Eighty Thousand Pounds).

The attached church hall is also available by separate negotiation.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Helen Wall or Emma Bowater at Bradley Hall.

Tel: 0191 563 4242
Email: helen.wall@bradleyhall.co.uk

Tel: 0191 563 4242
Email: emma.bowater@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458
1 Hood Street, Newcastle upon Tyne, NE1 6JQ

RICS

Bus stops located outside of property

0.5 miles from East Boldon Metro Station

2 miles from A19 and situated on A184

14.6 miles from Newcastle International Airport