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# FOR SALE

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- ✓ Former Trinity Methodist Church
- ✓ 10,466 sq ft (972.28 sq m) of existing buildings
- ✓ Site area of 0.15 acre (0.06 hectare)
- ✓ Located in the Monkgate area of York



Trinity Methodist Church, 43 Monkgate, York YO31 7PB

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Expressions of Interest Invited

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10,466 Sq Ft  
(972 Sq M)

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## DESCRIPTION

The Church opened in 1903 and is of masonry construction enclosed with solid brick walling of Ruabon Bricks with facings of Morley Stone with the interior woodwork being chiefly of Pitch Pine. The building originally accommodated 400 people on the ground floor and 375 in the gallery.

Internally the building is laid out almost in its original design although a non-structural glass partition as been erected towards the front creating a separate lobby area immediately off the main entrances and this links to the left hand side where there is an office area and a corridor linking with the kitchen and a rear office, and to the right hand side where there is a corridor providing access to a disabled WC, ladies and gents WC's, a former teaching room, vestry and rear corridor.

Either side of the front entrance is internal partitioning providing access to the two internal staircases to the first-floor gallery. Generally, the property has a carpet covered floor, part timber panelled walls with painted plastered above and painted plastered ceilings beneath the gallery. The central hall has a carpet covered floor and is open plan to the short span hammer beam roof truss to the pitched roof above.

The first floor provides tiered fixed seating with pews, half panelled walls, emulsion painted plastered walls and ceiling and suspended lighting. There are two further offices at first floor each with carpet covered floor, emulsion painted plastered walls and ceilings and timber single glazed windows.

## LOCATION

The property is located in the Monkgate area of York with a frontage to the A1036 Monkgate, 200 metres north east of Monkgate Bar and the city walls and about 500 metres from central York.

The property adjoins and overlooks Georgian terraced properties, many of which have been converted to apartments either for city centre living or for hospitality use.

## TERMS

The property is held Freehold (title number NYK385956) and will be sold with vacant possession.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## SITE AREA

The site extends to **0.15 acre/0.06 hectare**

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	5,351	497
First	4,414	410
Basement	701	65
<b>Total GIA</b>	<b>10,466</b>	<b>972</b>

## VAT

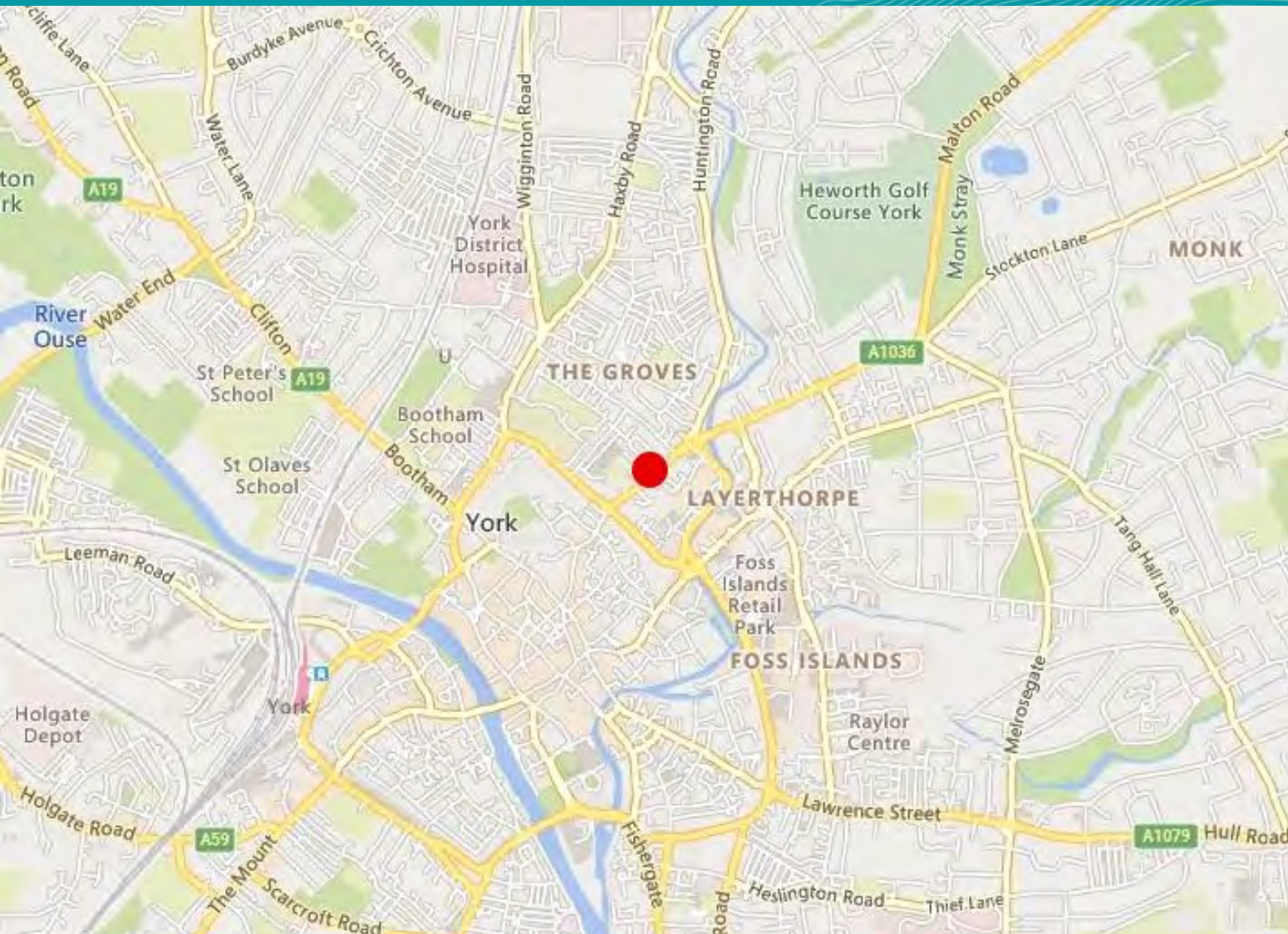
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## EXPRESSIONS OF INTEREST

Interested parties are invited to submit an Expression of Interest in the property, identifying their proposed use, the source of funding and any conditions that would be attached to their offer.







## PLANNING

City of York Council are developing a New Local Plan in line with the publication of the National Planning Policy Framework (2021). Once adopted, this will replace the current Local Plan.

According to the Proposals Map (City Centre) of the New Local Plan, the subject property is shown to lie within the City Centre boundary, but is otherwise unallocated, which assumes existing planning uses will continue. Whilst the property is not listed, it is shown to lie within the York Central Historic Core Conservation Area. It is also identified as a "Building of Merit" in the Historic Core Conservation Area Appraisal.

The property currently has an established D1 planning use, which changed to F1 (Learning and Non-Residential Institutions) on 1 September 2020. The conservation area status may prevent redevelopment of the site. Any changes of use outside of Use Class F1 would require planning consent. Any external alterations would also require planning consent.

## EPC

An EPC is not required for the existing use.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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