

FOR SALE

- ✓ Vacant Possession
- ✓ Would suit various uses
- ✓ Site Area 0.071 Hectare (0.175 acre)
- ✓ May Be Suitable for Redevelopment (STP)



Blackrod Methodist Church, 3 Silvester Street, Bolton BL6 5AN

Former Methodist Church

5,448 Sq Ft (GIA)
(506 Sq M)

Blackrod Methodist Church, 3 Silvester Street, Bolton BL6 5AN

LOCATION

Blackrod Methodist Church is situated fronting Church Street, the main road through Blackrod. Church Street joins the A6 approximately 1.5 miles to the south of the property and provides access to the M61 via Junction 6. The property is located approximately 17 miles to the north west of Manchester City Centre

The surrounding area comprises a mix of commercial and residential use. To the east of the property is predominantly high street retail units.

DESCRIPTION

The Blackrod Methodist Church Hall dates from 1899 and comprises a detached building arranged over part lower ground, ground and first floors.

The accommodation on the lower ground floor provides two storerooms which have most recently been utilised as a gym and changing room. Access into the basement is via an internal staircase situated at the rear of the ground floor.

The accommodation on the ground floor provides an entrance lobby with WC facilities which leads directly to the Church Hall. To the rear of the Church Hall is the Vestry and meeting room and a second staircase to the first floor.

The first floor is accessed via the main staircase from the Entrance Lobby and provides a Landing, Church Hall with separate Kitchen and a Stage with Store/Dressing Room to the rear.



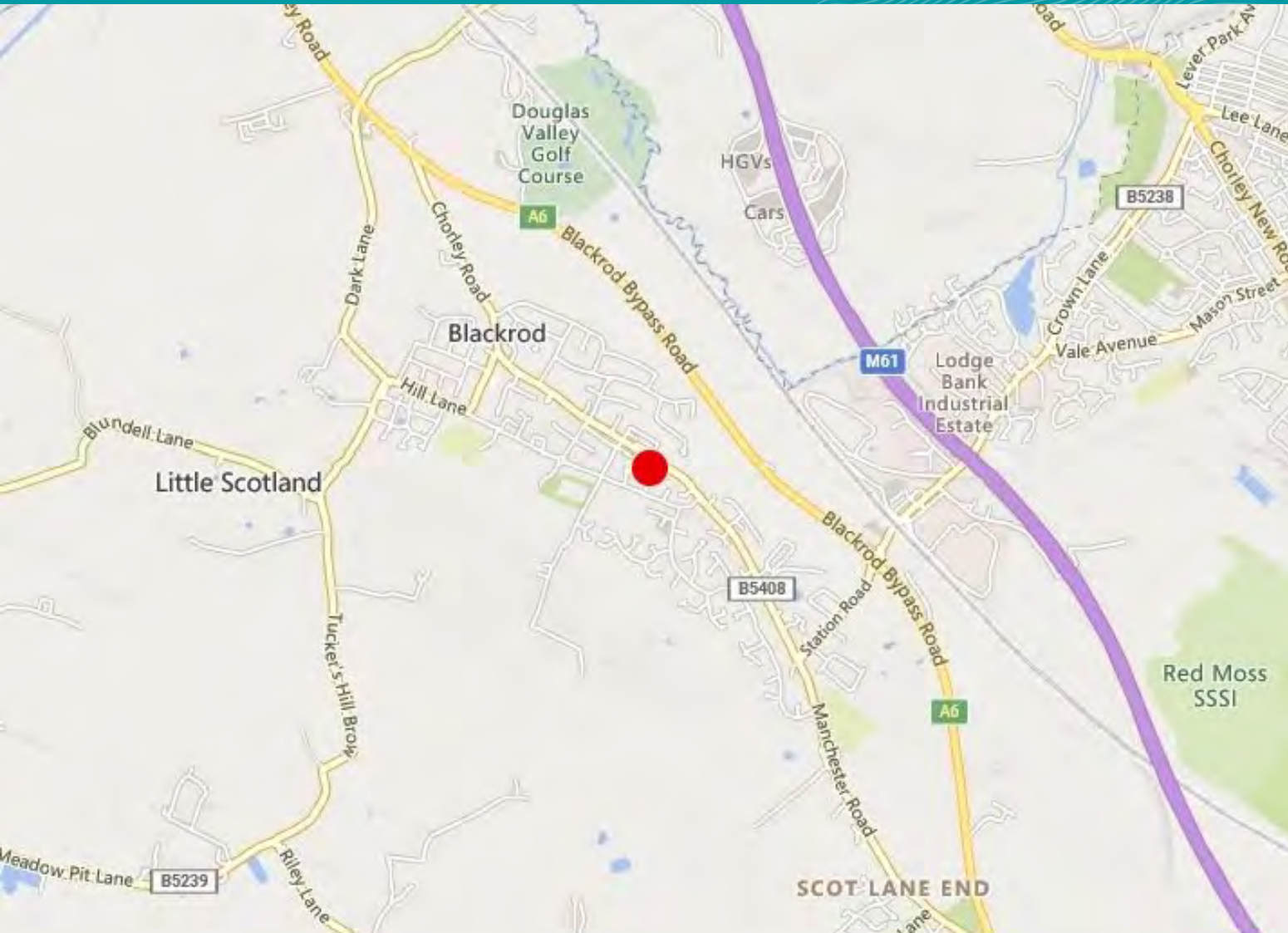
ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Basement	900	84
Ground Floor	2,257	210
First Floor	2,291	213
Total	5,448	506

PLANNING

The property lies within an area administered by Bolton Metropolitan Borough Council whose Local Plan provides the framework for development. The Proposals Map annexed to the Local Plan identifies the Property as not being subject to any allocation. Planning permission was previously obtained on 15 November 1982 for the change of use and internal alterations to form a first floor church hall. The current use of the site is a Place of Worship (Use Class F1 - Learning & Non-Residential Institutions). Other uses within this class include Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Courts, Schools, Non-Residential Education & Training Centre.





TERMS

The property is held Freehold and will be sold with vacant possession.

Offers are invited on a conditional or unconditional basis. An Overage provision may apply in the event of a sale.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

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

EPC

An EPC is not required for the current use

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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