



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SUBSTANTIAL MAIN HIGH STREET PREMISES CURRENTLY USED AS CHURCH SET
ON THE MAIN STREET IN WAREHAM TOWN CENTRE.
POTENTIAL TO DEVELOP SUBJECT TO RELEVANT PLANNING PERMISSIONS.
NO FORWARD CHAIN**



Methodist Church, North Street, Wareham BH20 4AG

PRICE £350,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

This Church is set on the main high street in the heart of the Saxon Walled Town of Wareham. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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The Property:

Set on the main high street in Wareham, these premises are accessed via a glass panelled front door with windows to the side looking out onto the main high street. The spacious entrance foyer has stairs up to the first floor with understairs storage space, an additional large cupboard with shelving, a cloakroom with a wc & a wash hand basin with splashback tiling & a window to the front aspect. There is also an accessible toilet where there is a wc with grab handles, a wash hand basin with splashback tiling, a window to side aspect & an extractor fan.

Off the foyer is an office with fitted seating, shelving, an electric heater, opaque windows to the side aspect, two storage cupboards.

An inner hallway gives access into a kitchen which has a matching range of cupboards at base & eye level with drawers, a sink with a double drainer set into a work surface with splashback tiling surrounding. There are opaque windows to the side aspect, a serving hatch & an electric heater.

The main room has a vaulted ceiling, opaque windows to either aspect, electric heaters, two skylights.

The rear hallway has a fire escape & has access to two offices with windows to the rear aspect. Both have storage cupboards & electric heating.

Stairs from the main foyer lead up to a landing where there is a gentleman's toilet which has a wc, a urinal, a wash hand basin & an opaque window to the side aspect. The ladies toilet has a cubicle with a wc, & a wash hand basin.

The spacious upstairs area has three windows to the front aspect, opaque windows to the side aspect & looking down onto main area. There is a viewing area giving views over the main area with cupboards below. The room has electric heaters & a kitchenette with a serving area, a wash hand basin with a side drainer set into the work surface with cupboards below & drawers, with an opaque window to the side aspect.

Exterior:

The front of the property is laid to patio slab facing on to main high street.

Measurements:

Foyer	23'9" (7.25m) x 12'3" (3.74m)
WC	5'8" (1.73m) x 3'6" (1.08m)
Accessible WC	7'3" (2.21m) x 5'5" (1.67m)
Office	8'8" (2.64m) x 10'10" (3.32m)
Kitchen	13'11" (4.26m) x 8'8" (2.64m)
Main Area	38'2" (11.94m) x 33'8" (10.26m)
Office 1	14'5" (5.92m) x 10'11" (3.32m)
Office 2	10'8" (3.26m) x 9'11" (3.02m)
Mens WC	9'7" (2.92m) x 5' (1.53m)
Womens WC	8'11" (2.73m) x 4'11" (1.52m)
Area	30'10" (9.41m) x 22'9" (6.95m)
Kitchen	10'10" (3.32m) x 9'9" (2.97m)

