

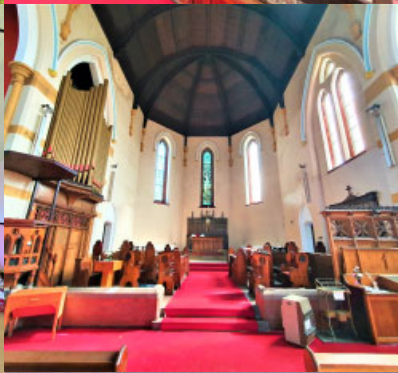
MBRE

CHURCH SITE FOR SALE



St. Luke's
King Street
Dukinfield
SK16 4TH

**1.03
ACRE**

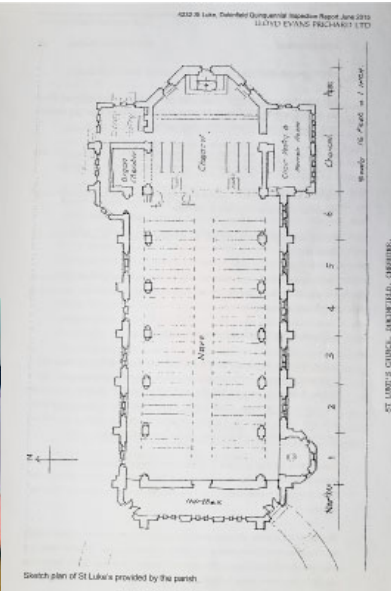


- Grade II listed church/meeting hall/parking
- Potential redevelopment site STPP
- Unique add value development opportunity
- St. Luke's Church dates back to 1889
- Located close to the centres of Ashton & Hyde
- Meeting hall not listed - can be demolished
- Suitable for a variety of alternative uses
- Freehold site - potential STPP deal available

Location

The property is located in Dukinfield fronting King Street a short drive from the centres of Hyde and Ashton Under Lyne. The M60 motorway is accessible at Guide Bridge, Audenshaw.

- Ashton Under Lyne: 1 mile.
- Hyde: 3 miles.
- M60: 2.5 miles.



Description/Accommodation

The title provides approximately 1.03 Acres of former church and meeting hall accommodation with associated parking and grounds. The site is situated on the east side of King Street on a rising site. The Church was built in 1889 as a chapel to St. John the Evangelist Dukinfield, becoming the district church for part of the township of Dukinfield in 1906.

St. Lukes Church: 6,062 Sq.ft comprising:-

- Northex entrance: 373 Sq.ft - 46'0" x 8'10".
- Nave: 3,856 Sq.ft - 46'0" x 85'4".
- Chancel: 1,152 Sq.ft - 36'0" x 32'0".
- Vestry: 321 Sq.ft - 13'2" x 24'2".
- Store: 145 Sq.ft - 13'2" x 10'11".
- Organ chamber: 121 Sq.ft - 10'10" x 11'3".
- Rear organ: 93 Sq.ft - 13'3" x 3'4" plus 6'1" x 6'1".

Community meeting hall: 1,940 Sq.ft comprising:-

Overall: 1,940 Sq.ft - 59'10" x 29'1".

Including main hall, kitchen, office/store and male and female toilet facilities.

Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2021/22: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

Tenure

We understand that the property is Freehold.

To be confirmed by the vendor.

Price

£275,000 SUBJECT TO CONTRACT.

VAT

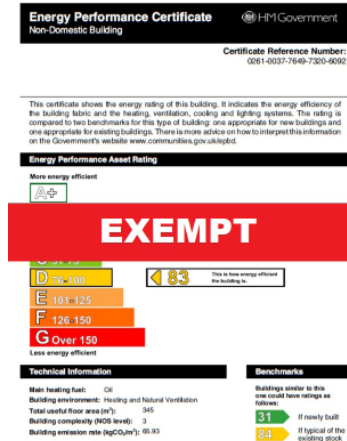
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Listing/Planning

St. Lukes church is Grade II listed. Details from MBRE. Buyers to make their own enquiries regarding planning.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JUNE 2021.