



FOR SALE

Trinity Methodist Church, William Henry Street, Rochdale. OL11 1AL

Prominent main road position

Main Buildings - 4,635 sq.ft - approx GIA

Former Nursery - 860 sq.ft - approx GIA

Site area of approximately half an acre

* Suitable for a variety of uses subject to P.P



ASKING PRICE: £400,000

VIEWING: BY APPOINTMENT WITH SOLE AGENT

Barton Kendal Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

www.barton-kendal.co.uk Tel: 01706 353 794

E: marc@barton-kendal.co.uk

FORMER TRINITY METHODIST CHURCH

LOCATION

The property is situated in a prominent position on William Henry Street, overlooking the main Junction with Oldham Road and Queensway/Kingsway close to Rochdale Town Centre.

GENERAL DESCRIPTION

The subject property comprises a former Church and Church Hall with ancillary kitchen facilities and toilets,

The main buildings are brick built with a pitched tile roof. Externally there is a good sized car park to the front and side.

To the North East of the site, there is an additional plot of which has previously been used as a children's day nursery. This has a Portacabin, which is in good condition, with good sized car parking area/playground. This part of the site has it's own dedicated Electricity, gas and water supply, and is connected to the main sewerage system.

The whole site extends to approximately 0.5 acres.

FLOOR AREAS

The accommodation briefly comprises :

Ground Floor

Entrance Vestibule – 2.9 x 2.2 metres

Church – 9.1 x 12.1 metres

Altar – 2.5 x 4.4 metres

Vestry – 2.3 x 2.3 metres

Store – 2.3 x 2.3 metres

Side Vestibule

Kitchen – 6.2 x 1.9 metres plus 3.9 x 6.3 metres plus 1.4 x 1.5 metres

Ladies WC – 3.8 x 2.5 metres

Men's WC – 2.5 x 3.0 metres

Store – 2.4 x 1.1 metres

Vestibule

Disabled WC – 2.0 x 1.8 metres

Church Hall – 8.6 x 12.1 metres reducing to 10.5 metres

Former Nursery - 9.4 x 8.8 metres

SERVICES

All mains services are believed to be connected.

ASKING PRICE - £400,000

VAT - We are advised that the property is NOT elected for VAT.

EPC - Available on request

RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value 2023: TBC

All parties are advised to satisfy themselves as to the Rateable Value.

TENURE

We are advised that the property is freehold.

PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

SUBJECT TO CONTRACT

The property is offered subject to formal contract/lease.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS - **BARTON KENDAL**

Contact Marc Wright 01706 353 794

Contact Ross Collin 01706 653 214



* Redline for illustrative purposes only. Potential purchases should confirm boundaries with their legal advisors.

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