

## FOR SALE

**CHRIST CHURCH UNITED  
REFORMED CHURCH  
CARLTON STREET  
CASTLEFORD  
WF10 1DB**

- LARGE CHURCH BUILDING AND HALL
- TWO TENANTED RETAIL UNITS
- TOWN CENTRE LOCATION
- GIA OF 669 SQ M (7,200 SQ FT)
- ON-SITE PARKING
- POTENTIAL FOR ALTERNATIVE USE (STPP)



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Christ Church United Reformed Church,  
Carlton Street, Castleford WF10 1DB

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## Location

The property is located in the town centre of Castleford occupying a prominent position on Carlton Street, close to its junction with Bank Street, Carlton Street being the town's main shopping street.

## Description

The property comprises a traditional type single storey church building, to the front of which and either side of an entrance vestibule there are two single storey lock-up retail units (76 and 76a Carlton Street), whilst to the rear is a two storey hall.

The accommodation within the main church building briefly comprises an entrance vestibule, church hall with pulpit, two vestries, toilet and balcony level. The hall to the rear provides two meeting rooms, kitchen, stores and toilets at ground floor, with a hall, six offices/classrooms, store and toilets to the first floor. Within the basement are two cellar rooms. Both retail units provide a retail area, kitchenette and toilet.

Externally, there is a tarmac surfaced private car park to the rear providing space for around 12 cars (part in tandem).

## Accommodation

The gross internal floor area of the main church building and hall, to exclude the balcony level and basement rooms, extends to around 669 sq m (7,200 sq ft).

The net internal floor area of 76 Carlton Street is around 29 sq m (312 sq ft).

The net internal floor area of 76a Carlton Street is around 32 sq m (344 sq ft).

## EPC

The church building and hall is exempt from the requirements for an EPC as a result of its ecclesiastical use.

76 Carlton Street has an Energy Performance Assessment rating of Band D (100).

76a Carlton Street has an Energy Performance Assessment rating of Band D (93).

## Tenure/Tenancies

The property is held freehold.



The church building and hall is available with vacant possession.

76 Carlton Street is let at a rental of £7,500 per annum, whilst 76a Carlton Street is let at a rental of £10,000 per annum.

## Fixtures & Fittings

All loose and removable items are excluded from the sale unless agreed otherwise and the vendor reserves the right to remove any dedications or plaques located at the property.

## Special Note

The sale will be in compliance with The Charities Act 2011.

## Price

**Offers are invited in the region of  
£425,000.**

## Viewing

For further information and viewing arrangements, please contact:

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