

**DEWSBURY WEST COMMUNITY CENTRE
CHURCH STREET
RAVENSTHORPE
DEWSBURY
WF13 3LA**

FOR SALE

**FORMER CHURCH HALL / COMMUNITY CENTRE
OFFERED WITH VACANT POSSESSION**



**OFFERING A TOTAL OF 3,712 SQ FT (344.92 SQ M)
AND STANDING ON A SITE OF 0.19 ACRES**

- **BUILDING WITH FORECOURT CAR PARKING**
- **INTERNALLY OFFERING PREDOMINANTLY LARGE OPEN SPACE**
- **SUITABLE FOR RELIGIOUS, COMMUNITY OR BUSINESS USES**
- **SITE POTENTIALLY CAPABLE OF DEVELOPMENT**
- **FOR SALE WITH FULL VACANT POSSESSION**



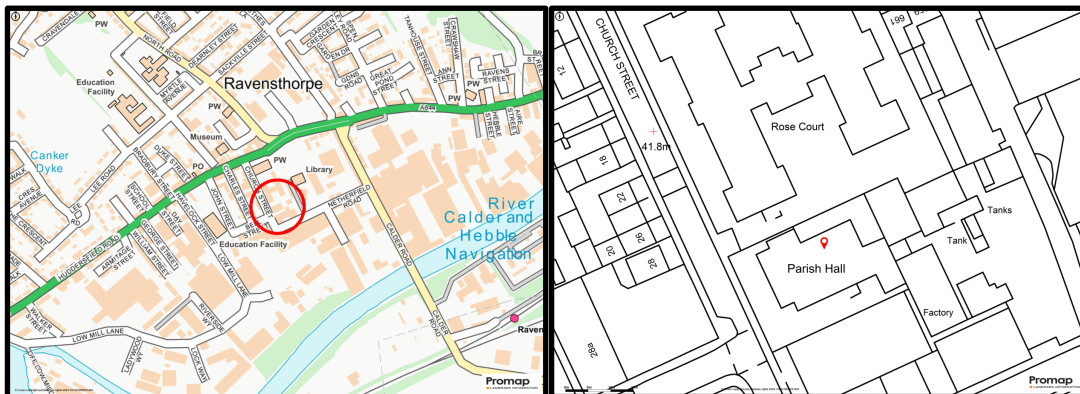
LOCATION

Dewsbury West Community Centre also known as St Saviour's Church Hall lies in Ravensthorpe, approximately two miles south west of the Dewsbury town centre and just off the course of the A644 Huddersfield Road.

Dewsbury is a significant town in the West Yorkshire conurbation, being situated approximately three miles south of the Transpennine M62 Motorway and three miles west of the north south M1 Motorway.

The property lies on the east side of Church Street and which runs south from Huddersfield Road in the centre of the area.

The building can be identified by the Tapp Chartered Surveyors sign on the front elevation.



DESCRIPTION

The property is a former Church Hall, more recently used as a general community centre and dating from the mid twentieth century. It stands on a rectangular site and comprises a main hall with a number of extensions to the sides.

The main hall provides a large open area suitable of a range of uses and with a stage at one end. In an extension to the front and one side are WCs and storage.

Along the other side is a meeting room and a well-equipped kitchen.

To the very rear is a workshop and office and which benefits from a loading door onto the side yard area.

The main hall is of framed construction and under a pitched roof with the various side extensions having walls made up of a combination of brick, stone and render – generally sitting under flat roofs.



To the front of the property, separating it from the road, is a tarmacadamed car park and which also runs along the side of the property.

ACCOMMODATION

The property offers the following floor areas:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Hall and stage	166.07	1,788
<i>Side extension</i>		
Kitchen, side lobby, dining room & stores	63.45	682
<i>Front extension</i>		
Storage room, corridor, front lobby & WCS	28.05	302
Side stores	33.40	360
Rear extension	53.93	580
TOTAL	344.92	3,712

All measurements were taken on a Gross Internal basis in accordance with the RICS Property Measurement (Second Edition). The site offers 763 sq m or 0.19 acres.

RATING, EPC & SERVICES

As a place of worship, the property is exempt from rates and EPC requirements. We understand the property is connected to mains electricity, gas, water and drainage.

TENURE AND TERMS

The property is offered for sale freehold and with Vacant Possession. Offers are invited in excess of £250,000.

VIEWING AND FURTHER INFORMATION

To arrange a viewing, for further information or to discuss its purchase please contact:

Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT

Details prepared April 2024



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.