



**CHRIST CHURCH (METHODIST/URC)**  
**618.04 SQ M (6,652 SQ FT)**  
**ON A GROSS SITE AREA OF 0.306 ACRES (0.124 HECTARES)**

**FOR SALE**

**CHRIST CHURCH**  
**LILIAN GROVE**  
**REDDISH**  
**STOCKPORT**  
**SK5 6EQ**

- ◆ Potential development opportunity subject to planning consent
- ◆ Prominent location
- ◆ Suitable for a variety of uses subject to planning permission
- ◆ Offers in excess of £350,000

## LOCATION

The subject property is located in Reddish and occupying a fairly prominent position on Lillian Grove, which links with Naseby Road and the B6167 Gorton Road.

Reddish is a suburb in the Metropolitan Borough of Stockport and is situated approximately 2 miles (2.2 km) north of Stockport and 4.6 miles (7.4 km) south east of Manchester.

Reddish is served by Junction 24 of the M60 motorway and also benefits from being within easy reach of main arterial routes which, in turn, provide access to the regional motorway network.

Reddish is served by two railway stations which lie on the Northern line, serving trains running locally and trains running from to Sheffield.

## DESCRIPTION

The property itself comprises of a substantial detached church premises, of Accrington brick construction and set beneath a slate covered roof and arranged across ground and first floor levels. There are timber framed window units throughout.

The property's main access point is at ground floor level via the front elevation and there are also several fire exits, including one at first floor level, which is served by a stainless-steel staircase to the right-hand elevation. The property benefits from a lift, which serves both floors.

Internally, the property provides for a mix of open plan and cellular space at ground floor level, including a large hall area with stage, several offices and WC and kitchen facilities.

The first floor provides for a large open plan church hall facility, with a large organ and pulpit to the front of the main hall and seating to the majority of the remaining space. In addition, there is an office, store room and WC facilities. Access to the first-floor area is possible via two concrete staircases, situated to both the left and right-hand sides of the accommodation.

Externally, to the right of the property is a hard surfaced car park.

## TENURE

Held Freehold. Title No: MAN137677.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Ground floor	340.17 sq m	(3,661 sq ft)
First floor	277.87 sq m	(2,991 sq ft)
<b>Total</b>	<b>618.04 sq m</b>	<b>(6,652 sq ft)</b>

Gross site area totals approximately 0.306 acres (0.124 hectares)

## METHOD OF SALE

Offers invited before **Friday 22nd October 2021**. Offers submitted thereafter may not be considered. Offers to be provided in writing and emailed to [akerr@lambandswift.com](mailto:akerr@lambandswift.com) for consideration by our client. Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Offers in excess of £350,000.

## VAT

VAT is not applicable.

## RIGHTS AND RESTRICTIONS

Further details are available on request.

## RATES

Not Applicable—currently exempt from business rates.

## SERVICES

The mains services connected to the property to include water, electricity supply, mains gas and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

Given the nature of the building, falling within the place of worship use, the subject property is exempt.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Block viewings will be held on the following dates:

- 14th September 2021 10am—11am
- 21st September 2021 10am—11am
- 28th September 2021 10am—11am

Please contact the office to register to view

Contact: Andrew Kerr  
 Telephone: 01204 522 275  
 Email: [akerr@lambandswift.com](mailto:akerr@lambandswift.com)  
 Website: [www.lambandswift.com](http://www.lambandswift.com)

### Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

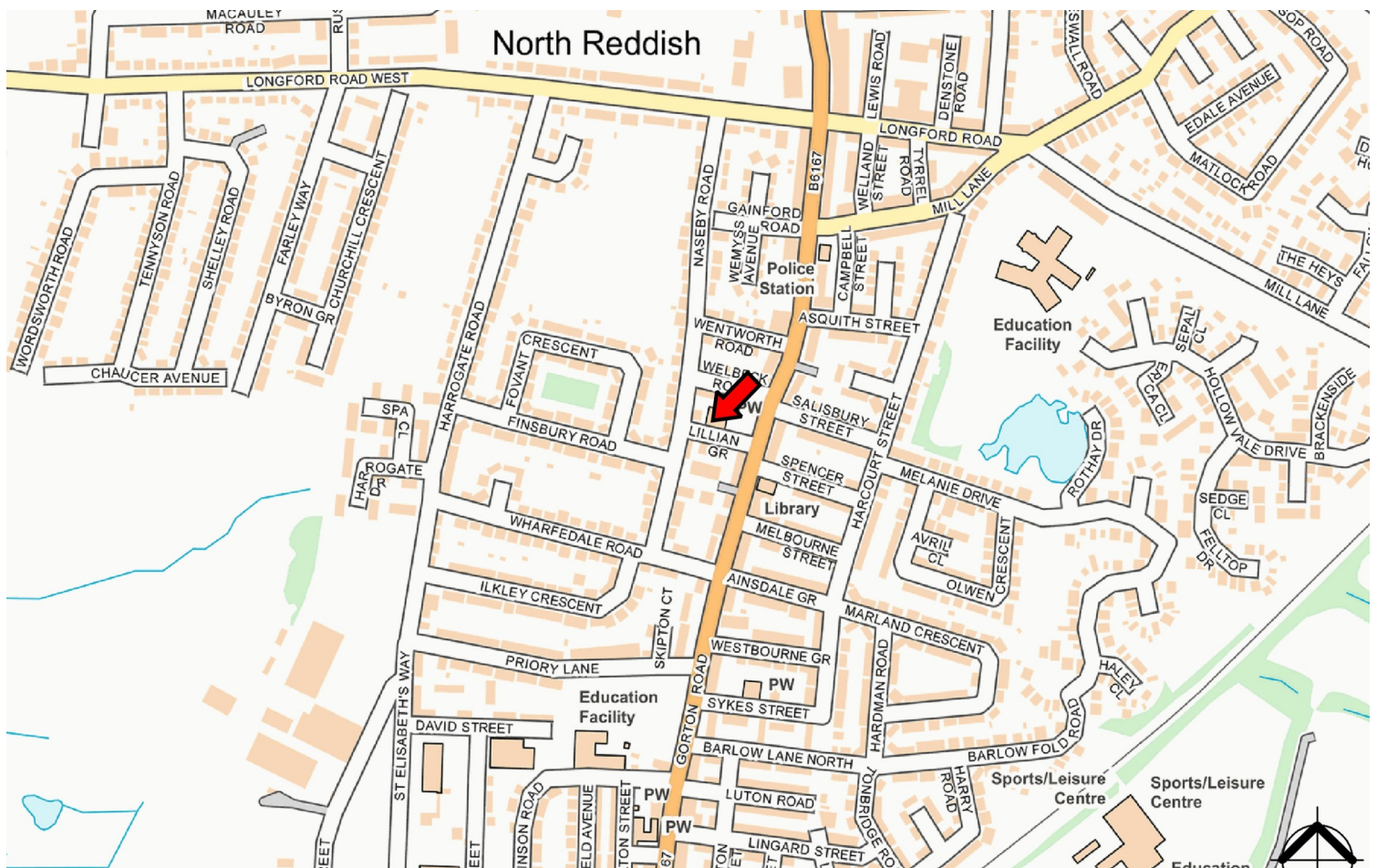




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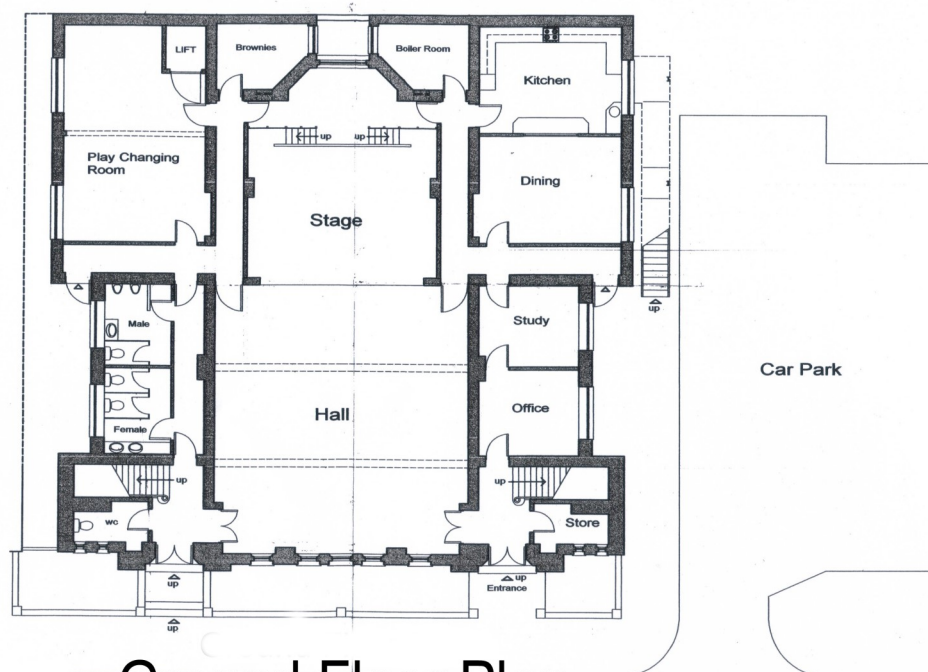
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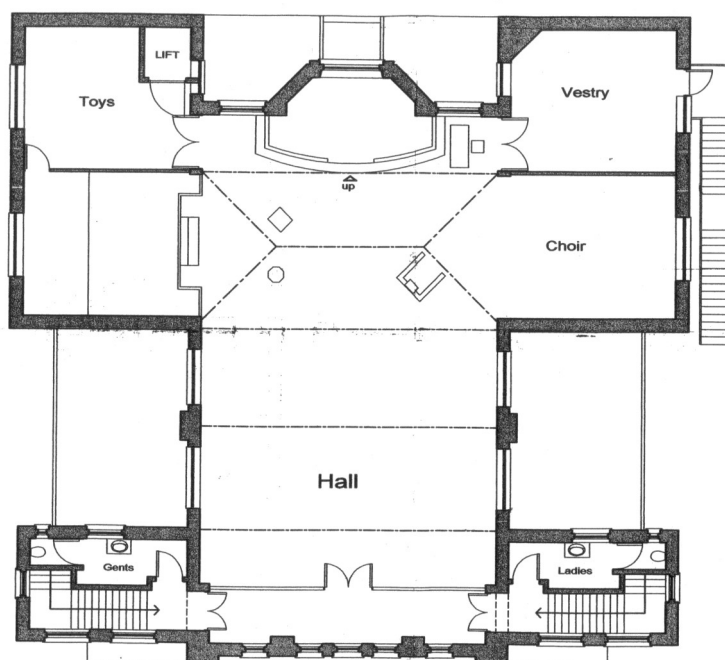


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Ground Floor Plan

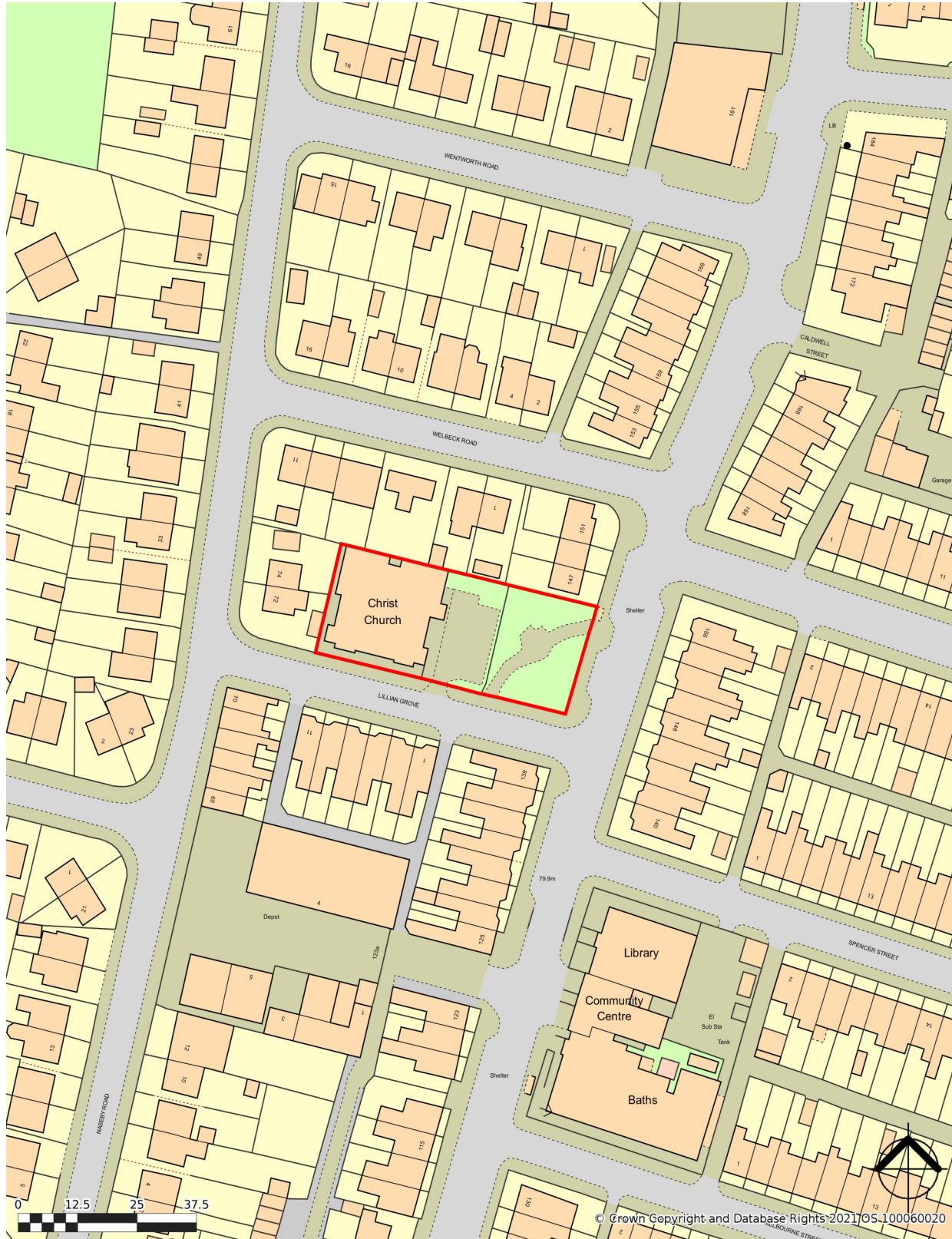


First Floor Plan

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