



SALE UNITED REFORMED CHURCH 657.45 SQ M (7,504 SQ FT)

FOR SALE

**SALE UNITED REFORMED
CHURCH
MONTAGUE ROAD
SALE
M33 3BU**

- Potential development opportunity subject to planning approval
- May suit a number of uses subject to planning permission
- On-site parking
- Within easy reach of Sale Town Centre
- Offers in the region of £1,500,000

LOCATION

The subject property is located in the south west Manchester town of Sale and fronts direct onto Montague Road.

The Town of Sale is located approximately 5 miles to the south west of central Manchester City Centre. The Town benefits from excellent communications with direct access via the A56 Washway Road to Junction 7 of the M60 to the north. Montague Road is accessed via Wardle Road, which, in turn, is accessed off the B5166 Northenden Road.

DESCRIPTION

The site itself extends to approximately 1,752.39 sq m (18,861 sq ft), or 0.433 acres. On the site sits three buildings, two of which form the church and the third, a detached residential dwelling.

The original Church Hall comprises of a traditional brick-built property, with solid red brick elevations set beneath a pitched and slated roof covering. The more recently built church premises is single storey and is of cavity red brick construction, sitting beneath a pitched and slated roof covering. The properties benefit from primarily UPVC double glazed window units with some timber framed units and PVC rainwater goods.

Internally, the Church Hall is arranged across ground and first floors and provide for a mix of open plan and cellular space.

The Church Hall provides for a large open hall with a stage, Kitchen Facility, W/C's, office and store rooms. At first floor level the property has a viewing balcony overlooking the main hall, W/C provisions and multiple offices.

The main hall is decorated with plaster painted walls and ceilings with a timber floor covering and is lit by ceiling mounted fluorescent strip lighting. The space is heated with large wall mounted gas fired radiators.

The kitchen facility comprises of plaster painted walls and ceilings with a laminated floor covering. The kitchen also benefits from both base and wall mounted cupboards and a gas fired oven and hob. The offices are basic in decoration with the majority being carpeted.

Access into the building is via a single pedestrian doorway located between the two properties.

The Main Church Premises is configured across ground floor only and comprises of a main worship area, kitchen/lounge area, vestry and WCs.

This element can be accessed via the main entrance lobby to the front of the property or via an entrance doorway into the church lounge, via the left-hand elevation.

ACCOMMODATION

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

| | | |
|--------------------------|--------------------|----------------------|
| Church Hall Ground floor | 299.03 sq m | (3,646 sq ft) |
| Church Hall First Floor | 127.72 sq m | (1,374 sq ft) |
| Main Church | 230.70 sq m | (2,484 sq ft) |
| Total | 657.45 sq m | (7,504 sq ft) |

Please note, we have not inspected the dwelling that also forms part of this instruction.

TENURE

Freehold.

SERVICES

The mains services connected to the property include water, gas, electricity supply 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.

SALE

Offers in the region of £1,500,000.

VAT

VAT is not applicable.

METHOD OF SALE

Offers invited before 12 noon on 17th October 2022.

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to akerr@lambandswift.com and nbroughton@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.

Please contact us to request confirmation of any offer requirements.

RATES

Not Applicable— The subject property is a place of worship and therefore exempt from rates.

COUNCIL TAX

Cottage 10: Band C—£1,586.00 (Trafford Council)

EPC

Not Applicable.

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.

LEGAL COSTS

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

VIEWING

Block viewings will be taking place on the following days:

- * Thursday 8th September 2022—10.00 am—11.30 am
- * Thursday 15th September 2022—10.00 am—11.30 am
- * Thursday 22nd September 2022—10.00 am—11.30 am
- * Thursday 29th September 2022—10.00 am—11.30 am

Please note the above are the only available viewings opportunities:

Contact: Nathan Broughton

Telephone: 01204 522 275

Email: akerr@lambandswift.com or nbroughton@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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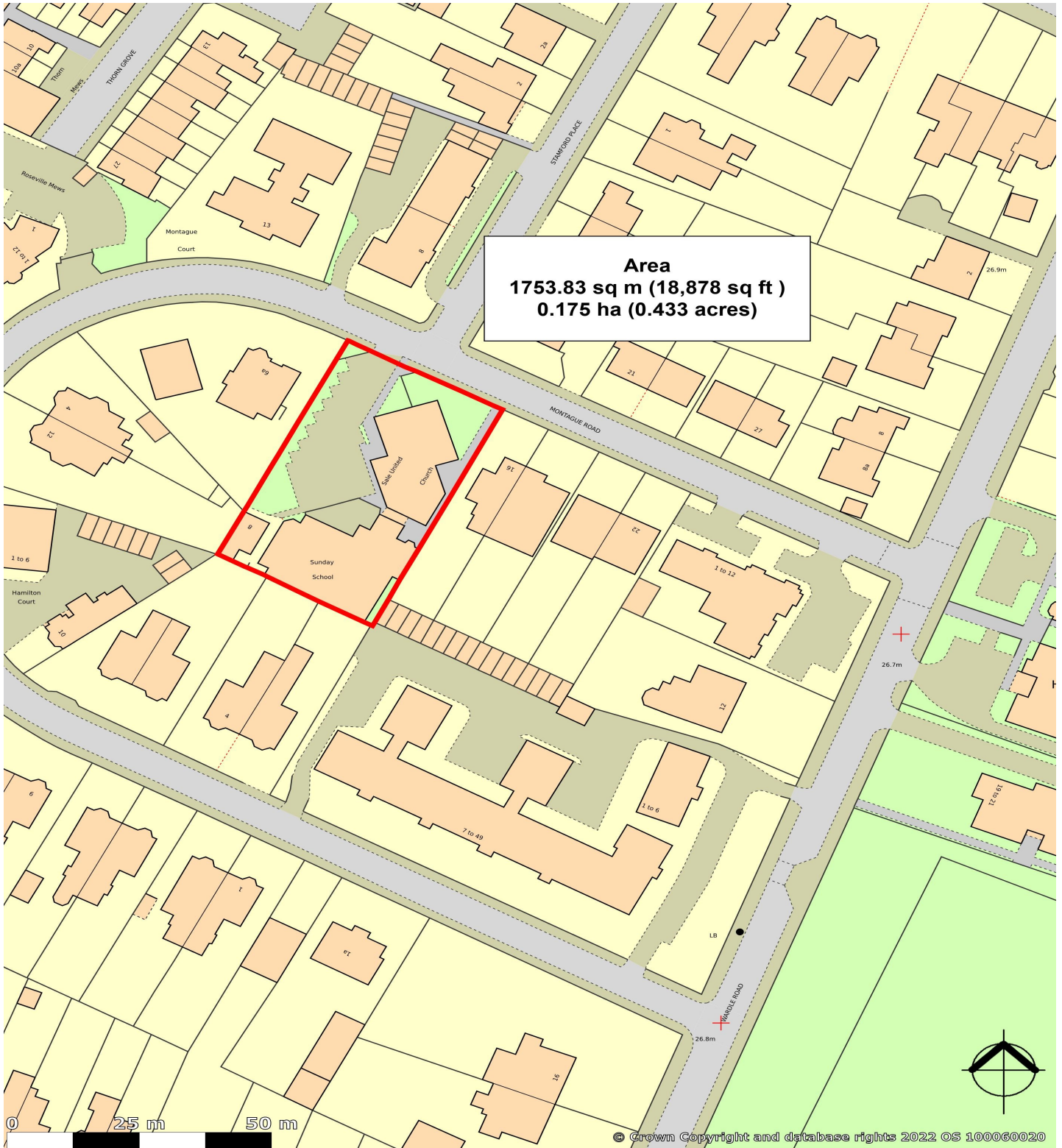
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SITE PLAN



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