



BETHEL UNITED REFORMED CHURCH
384.40 SQ M (4,137 SQ FT)
ON A GROSS SITE AREA OF 0.23 ACRES (0.9 HECTARES)

FOR SALE

**BETHEL UNITED REFORMED
CHURCH
LANCASTER ROAD
PREESALL
FY6 0DY**

- ◆ **Prominent development opportunity subject to planning consent**
- ◆ **Prominent location**
- ◆ **Suitable for a variety of uses subject to planning permission**
- ◆ **Guide price £115,000**

LOCATION

The subject property is prominently located fronting Lancaster Road in Preesall, close to its junction with Chelwood Close and Park Lane. Preesall is a small town in Northwest Lancashire, approximately 11 miles (17.5 km) east of Fleetwood, with the two separated by the River Wyre. Knott End-On-Sea is situated just a short distance to the north west of Preesall.

The property lies on a level and fairly regular shaped site, in a mixed-use area, with the subject property neighbouring Preesall and Knott End Youth Club and other commercial operators close by, including a One Stop and hot-food takeaways, as well as residential dwellings fronting the main road.

The town is accessed via the A588, and the A585, with the A585 being accessed via junction 3 of the M55, circa 10 miles (16km) to the south of Preesall.

DESCRIPTION

The site itself extends to approximately 943.57 sq m (10,156 sq ft), or 0.233 acres. On the site, sits a detached chapel premises, which was constructed in 1836 and later extended in 1886.

The property is of traditional brick construction, with the main church hall, set beneath a pitched and slated roof coverings.

In addition, there is a two-storey extension to the rear of the property, which has a rendered finish and is set beneath a flat roof covering, which we assume comprises of a felt finish. The property is fitted with a mix of traditional, single glazed stain glass windows and UPVC double glazed window units and is heated by way of a conventional gas central heating system, with wall mounted radiators throughout.

Internally, the property is configured across majority ground floor, with the addition of a first floor within the two-storey element. The ground floor is accessed to the front elevation by way of an enclosed entrance area, which leads to the main church hall, vestry, a rear school room, kitchen and WC facilities.

In addition, access is also possible via the right-hand elevation, which leads to the rear area of the property, where the kitchen and WC's are situated.

The first floor provides for open plan accommodation and some built in cupboard storage.

Externally, the built accommodation occupies c75 % of the overall site area. There is a turfed area to the front, left and right-hand elevations and a pathway leading to the right-hand elevation, providing access to an enclosed yard area, to the rear of the property. The property doesn't currently benefit from any parking facilities, although there is a car park next door to the subject property, which forms part of Preesall and Knott End Youth Club, as well as street parking close by.

ACCOMMODATION

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

Ground floor	285.28 sq m	(3,070 sq ft)
Lower ground floor	99.12 sq m	(1,067 sq ft)
Total	384.40 sq m	(4,137 sq ft)

Gross site area totals approximately 0.23 acres (0.09 hectares)

METHOD OF SALE

Offers invited before 12noon, Friday 23rd April 2021. Offers submitted thereafter may not be considered. Offers to be provided in writing and emailed to 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.

Guide price £115,000.

RIGHTS AND RESTRICTIONS

Further details are available on request.

TENURE

To be confirmed.

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.



VAT

VAT is not applicable.

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:

Thursday 1st April 2021 10.30am—11.30am
 Friday 9th April 2021 10:30am—11:30am
 Friday 16th April 2021 10:30am-11:30am

Please contact the office to register to view

Contact: Andrew Kerr or Nathan Broughton

Telephone: 01204 522 275

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

Website: www.lambandswift.com



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