

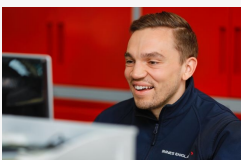


Sutton In Ashfield United Reformed Church, High Pavement, Sutton In Ashfield, Nottinghamshire NG17 1BT

Former Church

- ▶ **GIA: 6,230 sq ft (578.8 sqm)**
- ▶ **Site area of 0.28 acres**
- ▶ **Previously utilised as a place of worship**
- ▶ **Suitable for alternative use (subject to requisite consents)**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



George Hughes
07506 876689
ghughes@innes-england.com

Location

Sutton in Ashfield is a market town in the Ashfield District of Nottinghamshire with a population of around 45,804 in the last Census. It is located 4 miles west of Mansfield, 2 miles east of the Derbyshire border and 12 miles north of Nottingham. The town is located 2 miles from Junction 28 of the M1 motorway and the A38 which passes through much of the eastern part of the town connecting to the A619 Mansfield Bypass. The town is served by the Robin Hood Rail Line which provides a regular service between Nottingham and Worksop. The subject property occupies a prominent position fronting onto High Pavement, a significant route through Sutton in Ashfield to the south of the town's main centre.

Description

The Grade II listed building which was opened on the 4 April 1906 is a traditional red brick church originally constructed to provide 830 seats. The property has a substantial corner tower and includes curved seating at ground floor and tiered seating on a large mezzanine balcony. There are two original vestries and a more recent construction of a single storey hall/meeting room beneath a shallow pitch flat roof. This provides a large meeting room which can be divided, a kitchen area plus a number of separate rooms and toilet facilities, including disabled WC.

The roof slates were replaced in 2013 as well as the tower being re-leaded. The organ is in working order. The main building is heated via 2 boilers installed in 2015.

Accommodation

	Sq M	Sq Ft
Ground Floor	461.6	4,969
Balcony	117.1	1,261
Total	578.8	6,230

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All parties are advised to carry out their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses:

Class F1 (Learning and Non-Residential Institutions).

Making the premises suitable for uses such as a school, education and training centres, public halls and places of worship.

The property is Grade II Listed, List Entry: 1221994

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

We understand the property is held on a freehold basis and will be offered for sale with vacant possession.

Business Rates

Business rates are not applicable to properties registered for religious worship or church halls. Please note that if the use of the property is altered then business rates may be applied however it is advised that all interested parties make their own enquiries of the Valuation Office Agency.

Price

Unconditional offers are invited for the freehold interest.

VAT

VAT is not applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

Due to the current use of the property an EPC is not required.

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

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

Date Produced: 24-Nov-2023



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers 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; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE

