

# FOR SALE



RogerHannah



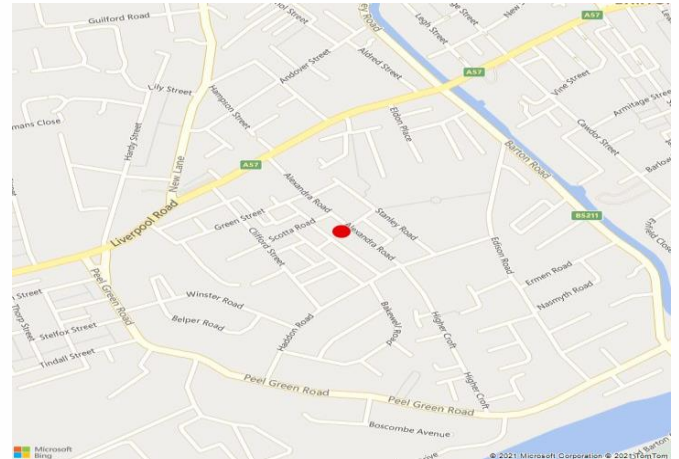
Patricroft Methodist Church, Alexandra Road, Eccles, Manchester, M30 7HJ

## Prominent Church Premises

7,162 Sq Ft (665.4 Sq M)

- Main Road Location
- Not Listed
- Suitable for a variety of uses
- Vacant Possession





### Location

Eccles is a Town located in the City Borough of Salford, within the Greater Manchester conurbation. It is situated approximately 2 miles West of Salford and 4 miles West of Manchester City Centre. The area benefits from convenient transportation links being situated on a number of arterial routes including the M602, which provides access to the M62 and M60 Manchester Orbital Motorway, the latter linking the area with the Greater Manchester conurbation.

The property is situated fronting Alexandra Road at its junction with Liverpool Road (A57). The church is located with relative proximity to the junction of Barton Road (B5211) which runs adjacent to the Bridgewater Canal. It is approximately 0.5 mile east of Junction 11 of the M60 Motorway and approximately 1 mile west of the junction 2 of the M602. The immediate surrounding area is a mix of retail and residential.

### Description

The property comprises a 1970s built Methodist Church together with former Sunday School buildings which we believe dates from the late 1800s and now functions as a Methodist Church Hall. The Church building is of a traditional construction being of structural brick elevations with timber panelling contained beneath a curved, mono pitched metal profile roof. Fenestration comprises mostly timber framed single glazed units and doors with its entrance situated fronting Alexandra Road.

The Sunday School building is also of structural brick construction incorporating decorative stone detailing and contained beneath a multi pitched slate roof. The building is double fronted with male and female entrances aside stone arched windows which are generally timber framed sash units with single glazing, although most of the windows at street level are modern replacement uPVC double glazed units. A single storey, brick built corridor connects the two buildings

### Church Building:

Internally the Church is accessed via a small porch which opens into an entrance hall with WC. This then leads straight into the main hall of the church and provides a clear open worship/meeting area having a solid concrete floor with parquet covering and plastered and painted walls rising to a vaulted plastered and painted ceiling. There is a mezzanine to the rear of the church providing access to the Organ. There is also an additional prayer room located beneath the mezzanine.

### Sunday School Building:

A narrow corridor connects the Church to the old school buildings although independent access is also provided by two doors to the front elevation. The general layout of the property provides a mixture of cellular and open plan accommodation in the form of a main hall with reception hall and enclosed mezzanine above, together with a number of ancillary offices and stores, a large kitchen, vestry and male, female WC facilities.

The floor is generally of suspended timber construction with a mixture of carpet and vinyl floor coverings. The walls are generally plastered and painted and rise to a suspended panel ceiling with mounted fluorescent light boxes. Ancillary facilities in the form of a kitchen having wall and base units with integral stainless steel sink are provided, together with male and female WC facilities. Heating is provided by way of wall mounted radiators

Externally, the property has mostly hard landscaping with a tarmac surfaced courtyard between the two main buildings and a similarly surfaced car parking area to the front of the Sunday School building. There is a large area of open grassland between the Church building and Liverpool Road.



### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and International Property Measurement Standards (IPMS) and is arranged as follows:

Description	Gross Internal Area	
	Sq ft	Sq m
Main Church Building	2,246	208.7
Mezzanine	468	43.4
Connecting Corridor	120	11.2
Sunday School Building	4,328	402.1
<b>Total Gross Internal Area</b>	<b>7,162</b>	<b>665.4</b>

The property is held under two titles and extends to 0.497 acres (0.201 hectares) overall, occupying circa 70% site cover

### Purchase Price

£395,000

### Business Rates

Interested Parties should make their own enquiries

### EPC

Further details upon request

### VAT

If VAT is applicable on this property it will be at the prevailing rate.

### Legal Costs

Each party are to be responsible for their own legal costs.

### Tenure

The property is held under two separate titles.

The main church is held Long Leasehold under title number MANI60921 for a term of 999 years from 19/7/1870.

The Sunday School Building is held Freehold under title number MANI60922.

### Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

### Dan Rodgers

E: danrogers@roger-hannah.co.uk

