

FORMER NEW JERUSALEM CHURCH, STAND LANE, RADCLIFFE, M26 1NA



4,010 Sq Ft (372.53 Sq M)

- **PROMINENT DETACHED FORMER CHURCH**
- **IMMEDIATELY AVAILABLE**
- **SUITABLE FOR VARIOUS USES (SUBJECT TO PLANNING)**



LOCATION

The premises is situated on Stand Lane, Radcliffe, which is approximately 100 metres from Radcliffe New Road the A665, which connects Radcliffe to Whitefield, the premises are 2.5 miles from Junction 7 of the M62 at Prestwich and 3.5 miles from Simister Island, which connects the M60 and M62.

DESCRIPTION

The premises were built in the 1990's and consists of brick cavity walls and concrete tiled pitched roof.

On the ground floor the premises benefit from concrete floor, with suspended ceilings throughout and incorporates a kitchen, two store rooms and an open plan former Place of Worship towards the rear of the premises.

To the first floor of the property there is a kitchen, former snooker room, open plan assembly area and two W.C's. Externally the property is accessed via Stand Lane and encompasses a graveyard which is no longer in use.

ACCOMMODATION

	Sq. ft.	Sq. m.
Ground Floor	2,005	186.29
First Floor	2,005	186.29
Total Area	4,010	372.58

(Measurements to be confirmed)

SERVICES

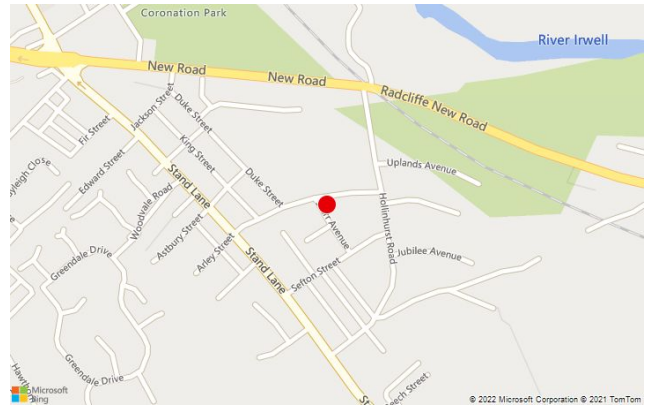
We understand that all main services are connected to the premises, including gas, electric and water.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

PRICE

£275,000



TENURE

We believe that the premises are freehold and free of chief ground rent.

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

Prices where quoted are exclusive of but may be suitable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents.
Nolan Redshaw

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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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