

FOR SALE

**STUART ROAD BAPTIST CHURCH & HALL
STUART ROAD
BOOTLE
L4 5QU**



Total Floor Area: 7,800 Sq Ft Approx
Site area: 0.13 ha (0.32 Acres) Approx

SITUATION & DESCRIPTION

The premises are located fronting Stuart Road, with a return frontage to Peter Road and Margaret Road, close to the junction with County Road (A59) and Hale Road (A5038). There are level approaches with local shopping and bus services to County Road.

The buildings comprise a purpose built place of worship dating from around 1900 with an adjoining hall from 1950. To the rear of the church is a car park for approximately 8/10 vehicles and which is also used as a children's playground. The buildings are of brick with terracotta embellishment under pitched slate roofs, with a small section having a flat roof. The buildings are in need of refurbishment.

ACCOMMODATION (all areas are approximate)

Main Worship Area

Large Hall

Smaller Hall

Offices

Stores

Kitchen & Toilets

Ground Floor: 6800 Sq Ft Approx

First Floor: Offices/Stores: 1000 Sq Ft Approx

Car Park/Play Area

Total: 7800 Sq Ft Approx
Site Area: 0.13 ha (0.32 Acres) Approx

TENURE

Awaiting confirmation, but understood to be freehold and part long leasehold. The hall is occupied by a nursery on an informal arrangement at a rent of £850 per month inclusive of repairs, insurance and services.

PLANNING

The premises are within an area which is described as “urban” by the Local Authority. The immediate area is predominantly residential and any proposals will need to be compatible with this status. The buildings have the benefit of an existing D1 consent under the Use Classes Order, which includes places of worship, children’s nurseries, medical centres and education.

Prospective purchasers are advised to discuss their proposals with the Local Planning Authority on 0151 223 3021.

PRICE

Offers in the region of **£200,000 (Two Hundred Thousand Pounds)** are invited. An EPC is available for the nursery building on request. Places of worship are exempt from this requirement.

Viewing

By appointment only with Longden and Cook 0161 737 0111

For further information please contact Peter Townley on 0161 737 0111 or 07970 225019

