

FORMER CHURCH PREMISES FOR SALE

Former Church, Melton Road, Thurmaston, Leicester, LE4 8BD



4,400 Sq Ft (408.76 Sq M)

£275,000 for the Freehold

- ▶ Located in the centre of Thurmaston village
- ▶ Development potential
- ▶ Main road frontage
- ▶ Ideally located for A46

LOCATION

The subject property fronts Melton Road, next to Parker Motor Parts. Melton Road gives access to the A607 bypass, connecting approximately 1 mile away with the A46 to the north and inner ring road to the south. The property offers excellent access into Leicester City Centre and the surrounds.

DESCRIPTION

The former church is of traditional brick construction (incorporating intricate brick detail) under a pitched slated roof. The premises has been adapted for storage purposes and there is limited access to the first floor accommodation.

The ground floor benefits from a large open areas with smaller storage rooms to the rear, and the first floor is two good sized rooms. There is access from the front and rear of the property to the first floor.

The property is in need of full refurbishment throughout and would be possible for change of use, subject to planning.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	2,260	209.95
First Floor	2,140	198.81
Total	4,400	408.76

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

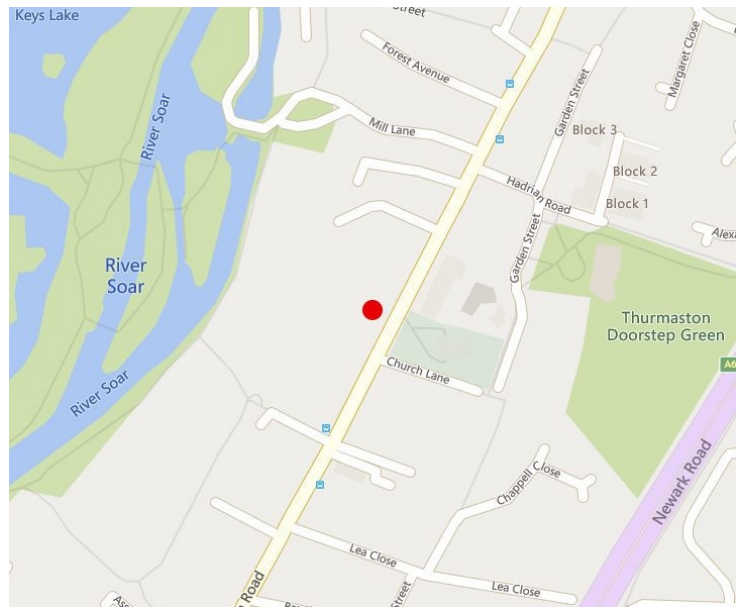
The property is currently assessed as part of a larger premises and any interested parties will need to speak to Leicestershire County Council rating department in relation to the rates liability.

EPC

Energy Rating to be confirmed.

PLANNING

The property has an establish use under Use Class D (place of worship). The property may be subject to alternative uses (subject to planning).



PRICE

£275,000 for the Freehold, with vacant possession.

VAT

It is understood that VAT will be payable at the prevailing rate.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.