

FORMER CHURCH HALL FOR SALE

Andrew House, Church Road, Aylestone, Leicester, LE2 8LB

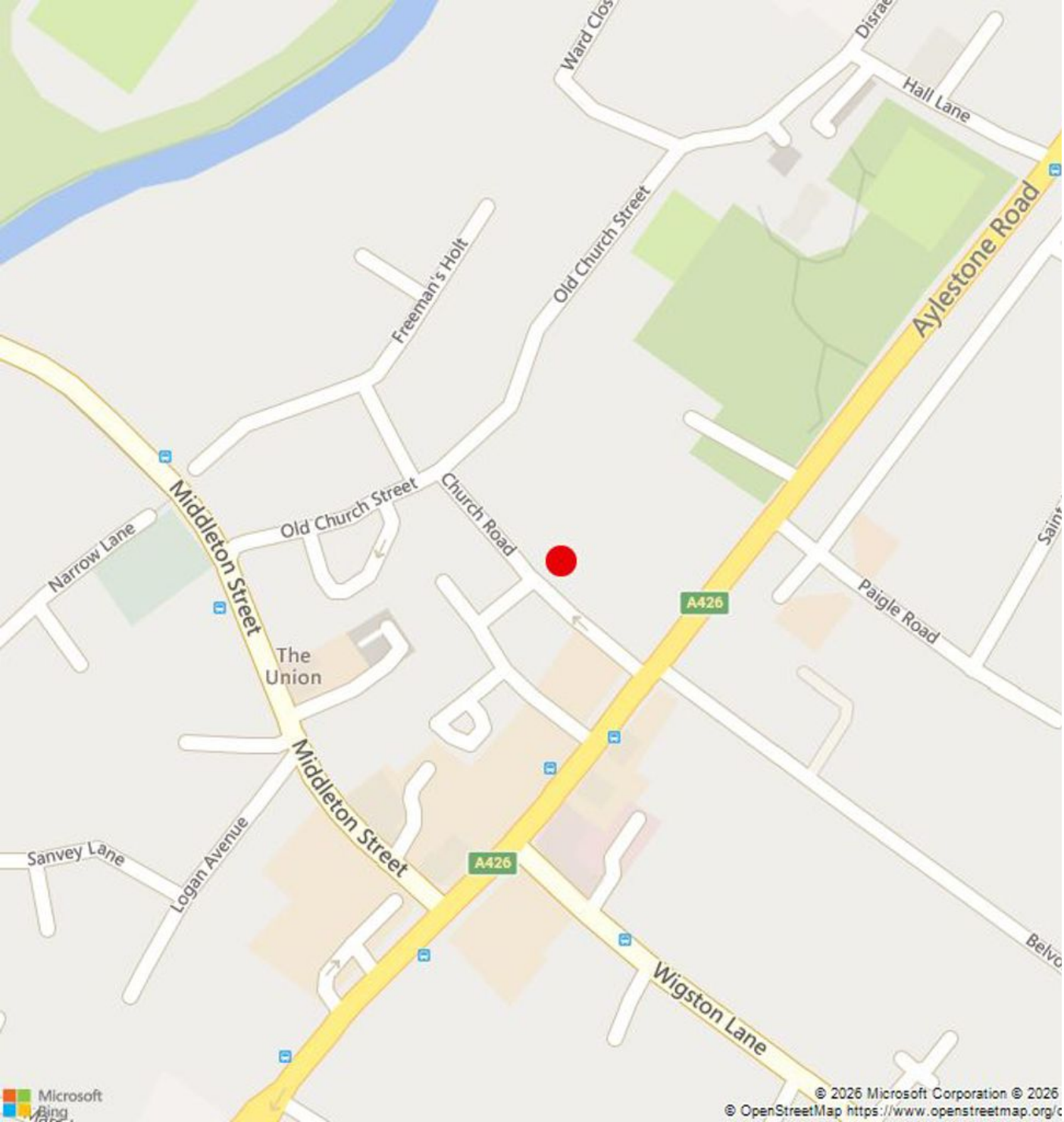


2,340 Sq Ft (217.39 Sq M)

£250,000 For the Freehold

- ▶ Former Church Hall
- ▶ Suitable for a variety of uses
- ▶ Located just off Aylestone Road (A426)
- ▶ Potential residential conversion opportunity (stp)





LOCATION

The property is situated in Church Road, Aylestone approximately 3 miles south of Leicester city centre via Aylestone Road (A426), which is one of the main arterial routes serving Leicester.

The property is situated in an area principally of residential development.

DESCRIPTION

The property comprises a single storey semi-detached former Church Hall of solid brick construction under a pitched slate roof system, which is understood to have been constructed in 1844.

Internally, the property comprises an open plan hall with timber flooring, exposed painted brickwork and suspended ceiling with inset lighting, which is currently utilised as a dance studio. To the side of the dance studio are kitchen and w/c facilities.

To the rear is a second open plan dance studio with timber flooring, exposed painted brickwork and exposed timber frame. There is an entrance hallway and changing room facilities along the left flank of the property and a small storage area to the rear.

Externally, there is a small, enclosed courtyard. The property does not benefit from any car parking.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	2,340	217.39
Total	2,340	217.39

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £5,500

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

The property benefits from all mains services, to include gas, electricity, water and drainage.

EPC

The property has an Energy Performance Rating of D. The EPC will be valid until 11th August 2036.

PRICE

£250,000 For the Freehold.

VAT

It is understood that VAT will not be payable on the purchase price.

LEGAL COSTS

The property is currently operated as a Dance Studio, which we understand would fall under Use Class E(d) of the Town and Country Planning (Use Classes) Order 1987 (as amended). We understand that the property would be suitable for other uses within Use Class E or alternative use classes (stp). We advise all applicants to make their own enquiries with the Local Authority.

POSSESSION

The property is available immediately and upon completion of legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address.

PROPOSAL

The freehold interest in the property is available for sale with vacant possession.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

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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.