

FREEHOLD CHURCH FOR SALE – WITH POTENTIAL FOR ALTERNATIVE USES (STP)

Soundwell Spiritualist National Union Church, 123a Soundwell Road, Soundwell, Bristol, BS16 4RD



- A DETACHED, SINGLE STOREY CHURCH FOR SALE
- FREEHOLD WITH VACANT POSSESSION
- EXISTING USE IS AS A CHURCH (UNDER USE CLASS F1)
- POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
- APPROXIMATELY 1,050 SQ FT (97.58 SQ M)
- GUIDE PRICE ~ £200,000



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

Soundwell is a residential suburb on the north eastern outskirts of Bristol. Access to the city centre is principally via the A434 Fishponds Road, which also provides access to Junction 2 of the M32, Eastville. Staple Hill High Street is located a short distance away where there is an abundance of shops, restaurants, banks and building societies.

DESCRIPTION

The Soundwell Spiritualist National Union Church is a detached single storey property currently in use as a church and provides an entrance porch which opens out into a large open plan nave with good high floor to ceiling height (approximately 5.4 m). To the rear of the nave is a kitchen area with disabled WC and additional WC's. To the front of the property is a gravelled area with footpaths running down either side of the building.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,050 sq ft (97.58 sq m).

TENURE

The freehold of the property is available with vacant possession.

GUIDE PRICE

£200,000.

PLANNING

The property is current in use as a church — F1 but there is potential for alternative uses (subject to planning).

BUSINESS RATES

Currently not assessed as the property is a place of worship.

EPC

Not applicable — as the property is a place of worship.

VAT

We understand that the property is not elected for VAT.





LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy these matters.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

Burston Cook

FAO: Finola Ingham MRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2022

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