

# COPSE ROAD CHAPEL – FOR SALE

Seavale Road, Clevedon, BS21 7QB



- 5,745 sq ft (533.73 sq m)
- Use Class F1– suitable for churches and community uses - but potentially suitable for conversion to other uses, subject to appropriate planning and listed building consents being secured
- Grade II Listed
- 1 car allocated car parking space
- Quoting price £750,000



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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 **BURSTON  
COOK**  
0117 934 9977



## LOCATION

The property is located close to Clevedon's Hill Road and the seafront and pier. There are nearby cafes, restaurants, and shops, all within walking distance. The M5 is accessible from junction J20 which provides quick and easy access to Bristol and the south west.

## DESCRIPTION

A rare opportunity to acquire a Grade II listed Church in a prime location upon Clevedon Seafront. The building boasts a number of period features. The space consists of the main church hall on the ground floor, a lower ground level and a secondary large hall adjoining the main building. There are also two kitchens and toilet facilities. There is rear access and one allocated parking space.

The space is suitable for use as a place of public worship or other community uses.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 5,745 sq ft ( 533.73 sq m).

## TENURE

The Freehold of the property is available for sale

## PRICE

£750,000.

## PLANNING

Use Class F1- (f) for, or in connection with, public worship or religious instruction. 'Current use class F1 - suitable for churches and community uses - but potentially suitable for conversion to other uses, subject to appropriate planning and listed building consents being secured.

## BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

## EPC

An EPC is being commissioned and can be made available upon request.

## VAT

We have been advised that the property is elected for VAT.





### TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

### SUBJECT TO CONTRACT

October 2024

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. 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.

### 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 our legal obligations.

*Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*





