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**FOR
SALE**



FORMER CHURCH PREMISES

652 m² (7,021 ft²)

**Former Christ Church with
All Saints
15a Palatine Road
Blackpool
FY1 4BT**

- Rare Freehold Opportunity
- Suitable for a variety of uses (s.t.p.)
- Spacious open-plan accommodation
- Centrally located, close to amenities

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Location

The property occupies a prominent position fronting Palatine Road in Blackpool, a well-established thoroughfare situated close to its junction with Central Drive. This location offers excellent connectivity providing direct routes toward Blackpool Town Centre and the Promenade, both of which are easily accessible within a few minutes' drive or a short walk.

The surrounding area is predominantly residential in nature, interspersed with a number of independently operated guesthouses and small hotels. Central Drive serves as a key link road, connecting the area to other parts of the town including the nearby district of South Shore, while also offering access to Waterloo Road (A5073) and the A584 for onward travel.

Public transport links are also readily available, with several local bus routes operating along Palatine Road and nearby streets, providing convenient connections across Blackpool and beyond.

Description

A substantial detached church building of traditional brick construction, set beneath various pitched slate roofs supported by attractive exposed timber trusses. The building features numerous timber-framed windows, including stained glass to the front and rear elevations.

Internally, the property is arranged around a large open-plan worship hall, with several amenity areas including a kitchen, WC's and storage rooms. The floor is raised and of timber. The main hall benefits from significant ceiling heights of approximately 10.55 metres, rising to 13.07 metres at the apex.

Externally, there are concrete surfaced pathways and grassed areas.

Accommodation

We have estimated the gross internal floor area to be approximately 652 m² (7,021 ft²).

Site Area

The site area extends to a gross site area of approximately 0.113 hectares (0.28 acres).

Services

We understand that the premises benefit from all mains services including electricity, gas, water and drainage.

Rating assessment

The premises are not assessed for rating purposes due to their use as a place of worship. Any change of use will likely require reassessment for business rates.

Interested parties are recommended to make their own separate enquiries with the local planning authority (www.blackpool.gov.uk).

Planning

We believe that the premises benefit from an established lawful use within Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We further understand the property is locally listed.

Interested parties are recommended to make their own separate enquiries with the local planning authority (www.blackpool.gov.uk).

Tenure

Understood to be Freehold.

Asking Price

Upon application.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Title & Restrictive Covenants

The sale of the property will be subject to a set of restrictive covenants, which are to be incorporated into the sale transfer in accordance with the standard requirements set by the Church Commissioners. Further information regarding the specific terms/covenants is available upon request.

Sale Process

A closed Church of England church is sold under special legal provision. Known as a Pastoral (Church Buildings) Scheme, this is the legal procedure and documentation empowering the Church Commissioners to sell a closed church for a specific use. The sale of the church would, therefore, be subject to the making of such a scheme following a period of public consultation. Further details about the procedures involved may be found on the Commissioners' website at www.ccpastoral.org.

EPC

It is understood that the premises are currently exempt from EPC requirements due to their use for religious worship; however, any change of use or occupancy may trigger the need for an EPC assessment.

VAT

We understand that the sale of the property will not be subject to VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: preston@eckersleyproperty.co.uk

