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**FOR
SALE**



FORMER CHAPEL PREMISES, SUITABLE FOR A VARIETY OF USES S.T.P

270.3 m² (2,909 ft²)

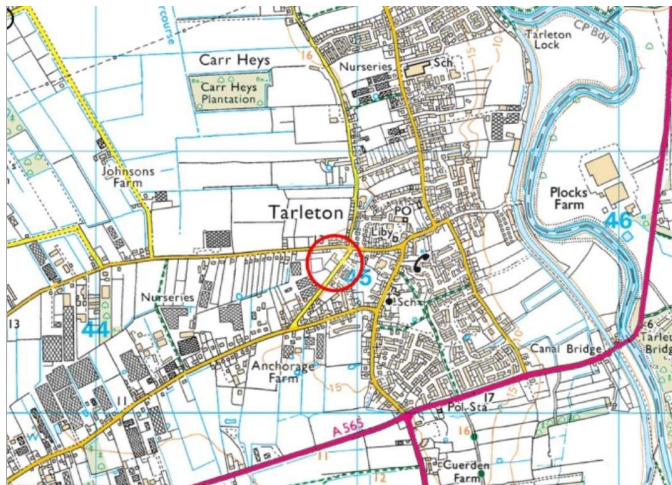
Holmes Methodist Chapel
Park Lane/Mere Brow
Lane
Tarleton
Preston
PR4 6JN

- Prominent corner position, in a semi rural setting
- Located close to Southport New Road (A656) providing routes to Southport and Preston
- Versatile premises, suitable for a variety of uses subject to planning (s.t.p)
- Rare freehold opportunity

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Location

The property is situated on the corner of Park Lane, at its junction with Mere Brow Lane and Blackgate Lane. It is in a semi-rural location between Tarleton and Southport within a short distance from Southport New Road (A565), which provides routes to Southport in the east and Preston in the west. Liverpool Road (A59) is also nearby, also offering access links to Burscough to the south.

The immediate area, notwithstanding its rural nature, includes both residential and predominantly commercial premises.

Description

A single two-storey building of traditional Accrington brick construction and beneath a predominantly pitched slate roof. There is, however, a small single storey annex also of brick with a flat roof on the southerly elevation, which appears to be a later addition.

The property has historically been used for religious and educational purposes, including a chapel on the first floor. The ground floor, which was the former school, includes a hall with a stage; WCs; storage rooms; a kitchen; and a boiler room.

The premises benefit from UPVC windows throughout. Externally, there are tarmac and hardcore areas suitable for vehicle parking and general circulation around the buildings external area.

Accommodation

The property extends to the following approximate Gross Internal Area:

	m ²	ft ²
Ground Floor	167.35	1,801
First Floor	102.93	1,108
Total	270.28	2,909

Services

We believe that the premises benefit from mains connections to 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 purposes.

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

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

Tenure

Understood to be freehold.

Asking Price

Offers in the region of £290,000.

Photographs and Plans

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

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.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

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

Via the sole agents:

Eckersley

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Contact: Harry Holden

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