

**RAPLEYS**

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**0370 777 6292**

## FOR SALE Former Church

Former Church, Hill Street,  
Poole BH15 1NR

CONTACT **Graham Smith**  
07467 955294 | graham.smith@rapleys.com



Town centre location

Available for a variety of D1  
planning uses

Would suit children's nursery,  
fitness studio, education centre

Consists of worship area, halls  
and rooms

Net internal floor area  
367.67 sq m (3,958 sq ft)

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### Location

Poole is a popular south coast town with connections to Bournemouth, Southampton and Dorset and has a population of circa 150,000. Hill Street Baptist Church is located close to the town centre with its pedestrianised retail centre as well as a mix of commercial and residential buildings.

### Description

The church dates from 1815 and is set immediately to the rear of the public highway on the turning point as Hill Street is a no through road. The building occupies most of the site but can accommodate 2/3 cars parking to the front.

The church is a distinctive red brick building generally detached with many original features retained. As well as the church space with its balcony and the entrance foyer there is further accommodation with various sized halls and rooms at the rear with independent access points.

Pedestrian entrance is possible on both sides of the building to the rear accommodation, making the space adaptable for a variety of uses.

The grade II listing is generally for the external features of the property. Inspection is required to appreciate all of the many attributes of the building.

There is a public multi-storey car park approximately 50m away also in Hill Street.

### Tenure

Freehold. Land Registry Title DT364809.

### Terms

Offers are invited over £200,000 for Freehold.



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## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Ground Floor</b>		
Foyer—front	8.42	91
Foyer—side	11.40	123
Sanctuary	167.51	1,803
Balcony	46.40	499
Main hall	79.26	853
Small hall	21.90	236
Internal room	13.30	143
Kitchen	19.48	210
Toilets		
<b>First Floor</b>		
Organ loft		
<b>Total NIA</b>	<b>367.67</b>	<b>3,958</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Rating

The church is exempt from business rates.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating: Exempt.

## VAT

There is no VAT liability.

## Viewing

By appointment with Rapleys, the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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