

RAPLEYS

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FOR SALE **Baptist Church**

Beacon Baptist Church, Arnold,
Nottingham NG5 8BG

CONTACT **Graham Smith**
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Residential conversion
opportunity subject to planning
permission

Church and hall area circa
485 sq m (5,222 sq ft)

Site with car park 0.202 hectare
(0.5 acre)

Suitable for variety E and F1 or
F2 planning uses STP

Available immediately

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Location

Arnold is a suburb location 4 miles north of Nottingham and the subject church is close to the centre of the local area, Killisick. The area has independent retail outlets nearby as well as a park with children's play area and community children's centre. Arnold town centre is only a short distance away.

The surrounding area is of a residential nature with primary and secondary schools and good bus links into Nottingham and the general area.

Description

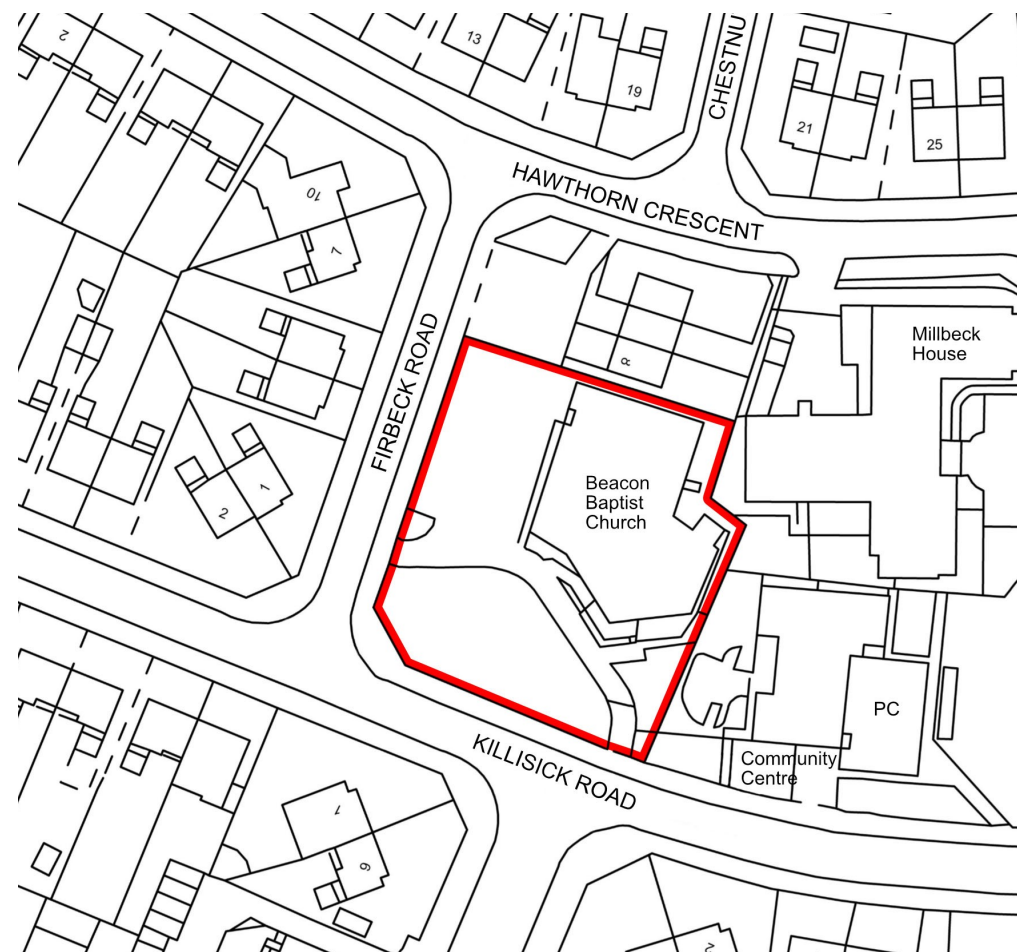
The single storey building dates from mid-twentieth century and is of a concrete panel or brick wall construction with timber eaves, replacement PVCu double glazed windows and pitched/flat roofs covered with roofing felt.

The building benefits from two large halls and smaller rooms. The arrangement would be suitable for children's nursery, faith groups and other community group activities.

The building is of split internal levels and broadly rectangular, other than the south east corner where the hexagonal main sanctuary area is located.

The interior throughout is generally plastered and decorated with vinyl or parquet floor covering. The property would benefit from some refurbishment and modernisation in its presentation. The property is not listed.

The site itself is a gently sloping tarmac surface for car parking with some perimeter paving around the building. To the southern boundary there are lawned areas and the site is contained within steel mesh fencing and gates.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church	214.40	2,308
Prayer room	18.35	198
Long room	68.00	732
Office	8.10	87
Hall	147.27	1,585
Kitchen	17.12	184
Store	11.90	128
Boiler house	-	-
Foyer/lobby	-	-
WC's	-	-
Total	485.14	5,222

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.

Tenure

Freehold. Land Registry Title NT 472996.

Terms

Offers over £150,000 for the church and grounds.

Rateable Value

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 the [Government website](https://www.gov.uk/government).



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Energy Performance

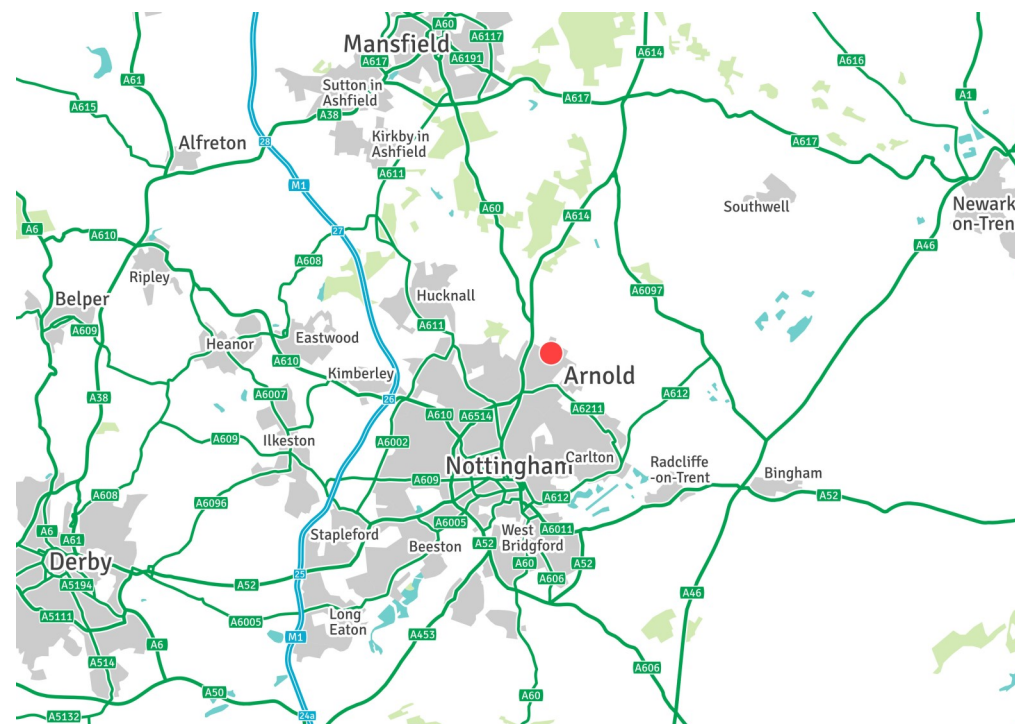
Energy Performance Asset Rating: Church—exempt.

VAT

There is no VAT liability.

Viewing

Strictly by appointment with the sole agent.



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