

rapleys.com **0370 777 6292**

FOR SALE **Church**

Newark Baptist Church, Albert Street, Newark, Nottinghamshire NG24 4BJ



Church with community use halls and rooms

Ground and first floor accommodation

Potential development opportunity (STP)

Not Listed

NIA 419.63 sq m (4,528 sq ft)

0.044 hectare (0.11 acre)





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Location

Newark is centrally located within Nottinghamshire and has good communication links to the M1 and A1. The A17 and A46 connect Newark with Lincoln and Nottingham. The town has two railway stations including the Great North East route.

Many bus routes pass or travel close to the subject property due to its central location within the town. Opposite the property is the Lombard Medical centre and an **Asda** with a public car park is a shot distance away.

The surrounding area of the church is one of a generally changing nature and the older buildings are increasingly being repurposed primarily to provide residential accommodation.

Description

The property has an approximate rectangular footprint with a striking front elevation that overlooks a busy road junction (Albert Street/ Portland Street/London Road/ Lombard Street).

The church, halls and first floor accommodation date from 1876 and as such are in a conservation area. The architectural appearance of the property makes it well known and a prominent feature on the plot, occupying most of the site.

The structure is of solid masonry construction with red brick and feature stonework around the window and door openings. The floors are typically suspended and timber and the roof is pitched with slate covering.

Some of the original timber framed windows have been replaced with PVCu double glazed units but the stained glass windows all remain in-situ.

The title is registered at the Land Registry under title NT468047.







FOR SALE Church

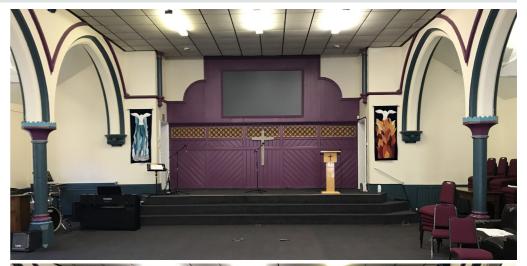
rapleys.com 0370 777 6292 Newark Baptist Church, Albert Street, Newark, Nottinghamshire NG24 4BJ

Accommodation

The property comprises the following approximate floor areas:

6 6 7	Sq m	Sq ft	
Ground Floor	•	•	
Sanctuary	169.58	1,825	
Kitchen	11.23	121	
Foyer	23.04	248	
Side Hall	63.11	679	
Church office	11.39	123	
Office	13.81	149	
Store	8.33	89	
Wet room	7.42	80	
Utility	5.03	54	
WCs			
Boiler room			
Total	312.94	3,368	
First floor			
Upper hall	62.33	671	
Store room	14.92	161	
Staff room	21.72	234	
Staff bedroom	8.72	84	
Organ loft			
Total	107.69	1,160	
Grand Total	419.63	4,528	
	Hectare	Acre	
Total Site Area	0.044	0.11	

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.







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Tenure

Freehold.

Terms

Offers over £250,000.

Rating

Churches are exempt from Business Rates. Further information is also available on the Government website.

Energy Performance

Energy Performance Asset Rating: N/A.

VAT

All figures quoted are exclusive of Value Added Tax – VAT has not been opted.

Viewing

Strictly by appointment with the sole agents.

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