

**RAPLEYS**

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## FOR SALE Former Church

Leavesden Road Baptist Church,  
Leavesden Road, Watford WD24 5ER

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



Church with hall and meeting rooms

Good mix of flexible accommodation

Grade II Listed

Development potential (STP)

Good transport links

Site area 0.09 hectare (0.23 acre)

Net Internal Area 709.25 sq m  
(7,632 sq ft)

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### Location

The property is located in an established residential area of North Watford, surrounded by Victorian terraced housing. The location has excellent road connections via M25, M1, A41, A405 and A412.

Watford Junction train station is approximately 0.5 mile away and the surrounding area has good bus service links.

The property is on the corner of Leavesden Road and Garfield Street. There is on street parking.

### Description

The property has become available following the closure of the local church.

The church dates from 1908 and the hall from 1896 and both are in a good condition, and occupies almost the whole site. The premises were in full use until December 2021, and benefits from a gas fired boiler providing heating and hot water.

The property is a purpose-built Gothic style church, with the hall predominately spread over the ground floor. Externally, the building is of solid red brick wall; with ornate stone detailing under a multi-pitched slate roof, and tiled roof to the adjoining hall. Fenestration is a mix of single-glazed leaded lights, some with stained glass panels set in stone mullions, and replacement double-glazed uPVC windows to the hall.

Accommodation on the ground floor includes, the main church and entrance with fully glazed double entrance doors from Leavesden Road, several offices and meeting rooms, kitchen and servery to the lounge, with a further large hall and stage. The first floor comprises another lounge and choir room. There is also gallery seating areas to the sanctuary.

Land registry title HD494678.





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### Accommodation

The property comprises the following approximate floor areas:

|                            | Sq m          | Sq ft        |
|----------------------------|---------------|--------------|
| <b>Church—ground floor</b> |               |              |
| Sanctuary                  | 182.04        | 1,959        |
| Nursery                    | 14.99         | 161          |
| Foyer                      | 24.10         | 259          |
| Room 3                     | 18.44         | 198          |
| Room 4                     | 12.70         | 137          |
| Room 5                     | 23.13         | 249          |
| Office                     | 9.32          | 100          |
| <b>Total</b>               | <b>284.72</b> | <b>3,063</b> |
| <b>Church—first floor</b>  |               |              |
| Gallery to sanctuary       | 117.82        | 1,268        |
| Lounge                     | 60.55         | 652          |
| Choir room                 | 13.94         | 150          |
| <b>Total</b>               | <b>192.31</b> | <b>2,070</b> |
| <b>Hall—ground floor</b>   |               |              |
| Main hall                  | 137.51        | 1,480        |
| Stage                      | 32.84         | 353          |
| Foyer                      | 2.33          | 25           |
| Kitchen                    | 22.75         | 245          |
| Lounge                     | 36.79         | 396          |
| <b>Total</b>               | <b>232.22</b> | <b>2,499</b> |
| <b>Grand Total</b>         | <b>709.25</b> | <b>7,632</b> |
|                            | Hectare       | Acre         |
| <b>Total Site Area</b>     | <b>0.09</b>   | <b>0.23</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.



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### Tenure

Freehold.

### Terms

Offers in excess of £1,900,000.

### Rating

Places of worship are 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).

### Energy Performance

Places of worship are exempt from EPC certification.

### VAT

The property has not been registered for VAT so will not be charged.

### Viewing

Internal inspection only by direct contact via the agent. Please contact [Graham Smith](mailto:graham.smith@rapleys.com) via email or on 07467 955294.





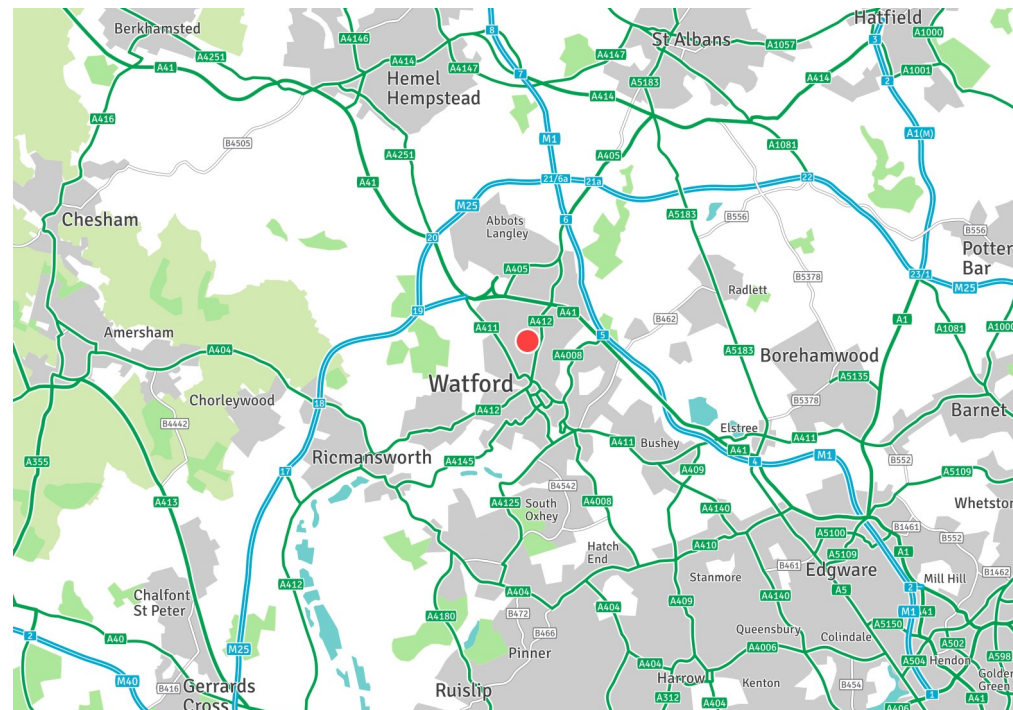
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