

## FOR SALE Former Church

Leavesden Road Baptist Church  
Leavesden Road, Watford WD24 5ER



### Contact

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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.

## Terms/Tenure

Freehold. Offers in the region of £1,100,000.

## Rating/VAT

This property is exempt from business rates being a place of worship and it is not opted for VAT.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

By appointment with Rapleys, the sole agent.

## 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)



£1,100,000

Freehold

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church - ground floor		
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
Church – first floor		
Gallery to sanctuary	117.82	1,268
Lounge	60.55	652
Choir room	13.94	150
<b>Church Total</b>	<b>192.31</b>	<b>2,070</b>

	Sq m	Sq ft
Hall - ground floor		
Main hall	137.51	1,480
Stage	32.84	353
Foyer	2.33	25
Kitchen	22.75	245
Lounge	36.79	396
<b>Hall total</b>	<b>232.22</b>	<b>2,499</b>
<b>Grand Total</b>	<b>709.25</b>	<b>7,653</b>

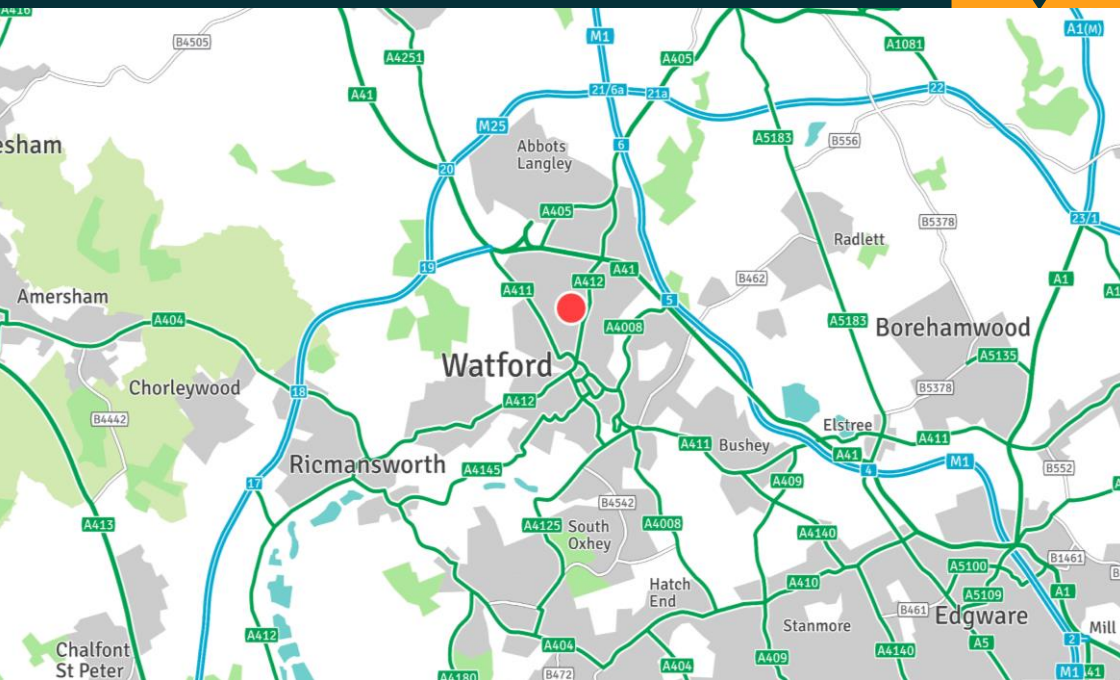
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

Total Area

0.09 hectare

**0.23** acre





For further details contact:  
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