

RAPLEYS

FOR SALE
Community Premises/Church

rapleys.com
0370 777 6292

Bricket Wood United Reformed Church,
West Riding, Bricket Wood, St Albans,
Hertfordshire AL2 3QR

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com



Existing community premises
used as a church

Suitable for a variety of
community purposes

Potential for extension or
redevelopment subject to
obtaining planning consent

Available freehold with vacant
possession

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Location

The property is located on the west side of West Riding, at the junction with Ashridge Drive and approximately 200 meters north of the junction with Mount Pleasant Lane, Bricket Wood mainline railway station is just over half a mile to the east, providing services approximately every 45 minutes to Watford Junction, where regular connecting services are available in to London Euston. The M25 is approximately half a mile to the north.

Watford is less than 5 miles to the south, St Albans less than 4 miles to the north and Hemel Hempstead approximately 6 miles to the north east. London is approximately 20 miles to the south east.

Description

The property is a prefabricated style church and hall on a large corner site. The hall building was constructed in 1966 and the church element added later in 1974.

The buildings are arranged in an L shape with the vestry and meeting rooms located between the two main parts. The kitchen and WC facilities are within the hall part of the buildings. The church and hall have separate slight pitched roofs, both covered in asphalt.

All of the accommodation is at ground floor level with step free access. Although the property has electrical connections throughout we understand there is no gas and the only water and sewerage connection is to the hall.

The buildings sit on a good size corner site with excellent scope for more extensive development. There is a car park, which is accessed off West Riding.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church	112.15	1,207
Hall	82.31	886
Albert Mugford room	21.35	230
Vestry	5.09	55
Meeting Room	14.28	154
Meeting Room	14.25	153
Store	6.88	74
Kitchen	11.20	120
Cleaning store	1.48	16
WC facilities		
Total	269.00	2,895
	Hectare	Acre
Total Site Area	0.19	0.47

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.

Tenure

Freehold.

Terms

We are seeking offers in excess of £750,000.

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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Planning

The property falls under what is termed Class F1 Non-residential Institutional use under the Town and Country Planning (Use Classes) Order 1987 (as amended). This Use Class is referred to as Learning and Non-residential Institutions and allows for use for the provision of education, display of works of art (other than for sale or hire), museums, public libraries or public reading rooms, public halls or exhibition halls, public worship or religious instruction (or in connection with such use) and law courts. Changes between these uses does not require planning consent for change of use.

The property is located within St Albans City and District Council and is therefore subject to the Council's planning policies. These are set out in the District Local Plan Review 1994, which include policy 67 relating to Public Meeting Rooms and Facilities. This policy states that before granting planning permission for the change of use or redevelopment of buildings used for community purposes the Council will need to be satisfied that the need for them no longer exists.

From a search of St Alban's website the property does not appear to be Listed or located within a Conservation Area.

Rating

As a church building used for charitable community purposes the property is not currently listed for Business Rates. Depending on the future use of the property it is possible the local authority could look to list the property for 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.

Energy Performance

As the property has always been used as a place of worship it is currently exempt from the Energy Performance requirements. This position could change depending on the future use of the property.

VAT

It is our understanding that no VAT will be payable on the purchase price.

Viewing

Strictly by appointment with the sole agents Rapleys.

