

RAPLEYS

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0370 777 6292

FOR SALE Church with Hall

23 Edward Street,
Dunstable LU6 1HE

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



Town centre location

Church and hall

Net internal floor area
147.90 sq m (1,592 sq ft)

Existing F1 planning use,
not listed

Development opportunity (STP)

Site 0.025 hectare (0.06 acre)

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Location

Dunstable is a busy town to the west of Luton and just 2 miles from J11 of the M1. The town can trace its history back to Roman times and Watling Street (A505) still runs through the town which now has a population of about 35,000.

Dunstable travel distances:

- Luton 5 miles
- Milton Keynes 17 miles
- Watford 19 miles
- Wembley 30 miles
- Central London 35 miles

The property occupies a central position within the town, close to public car parks and public transport hubs. The town relies on the guided busway link to Luton for train service connectivity.

Description

The property, which dates from 1862, includes both a church and a meeting hall plus further accommodation. The building is not listed, but is within the Dunstable north west quadrant “character area” as described by Central Bedfordshire Council. The building occupies nearly all the plot apart from a paved frontage. There is disabled access via the side entrance.

The property is of solid brick structure with a decorative stone front gable, and has a concrete tiled pitched roof which remains in good condition. The church has replacement PVCu double glazed windows and doors.

The single storey structure has the sanctuary to the front with a large meeting hall behind it. To the rear, there are further meeting rooms and a large kitchen.

The building has gas central heating, mains electricity, water and drainage.

The property has one off road allocated car parking space.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Sanctuary	39.42	424
Entrance foyer	1.81	19
Meeting hall	61.67	664
Meeting room	16.68	180
Vestry	15.15	163
Kitchen	13.20	142
WCs	-	-
Total	147.93	1,592

	Hectare	Acre
Total Site Area	0.025	0.06

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. The title is registered at the Land Registry under title ref: BD263355.

Terms

Offers over £300,000.

Energy Performance

Energy Performance Asset Rating: churches are exempt.

Rating

The property is exempt from business rates as it is a place of worship. 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](#).

VAT

This property is not opted for VAT.

Viewing

By appointment with Rapleys, the sole agent. Please contact **Graham Smith** for more details on 07467 955294



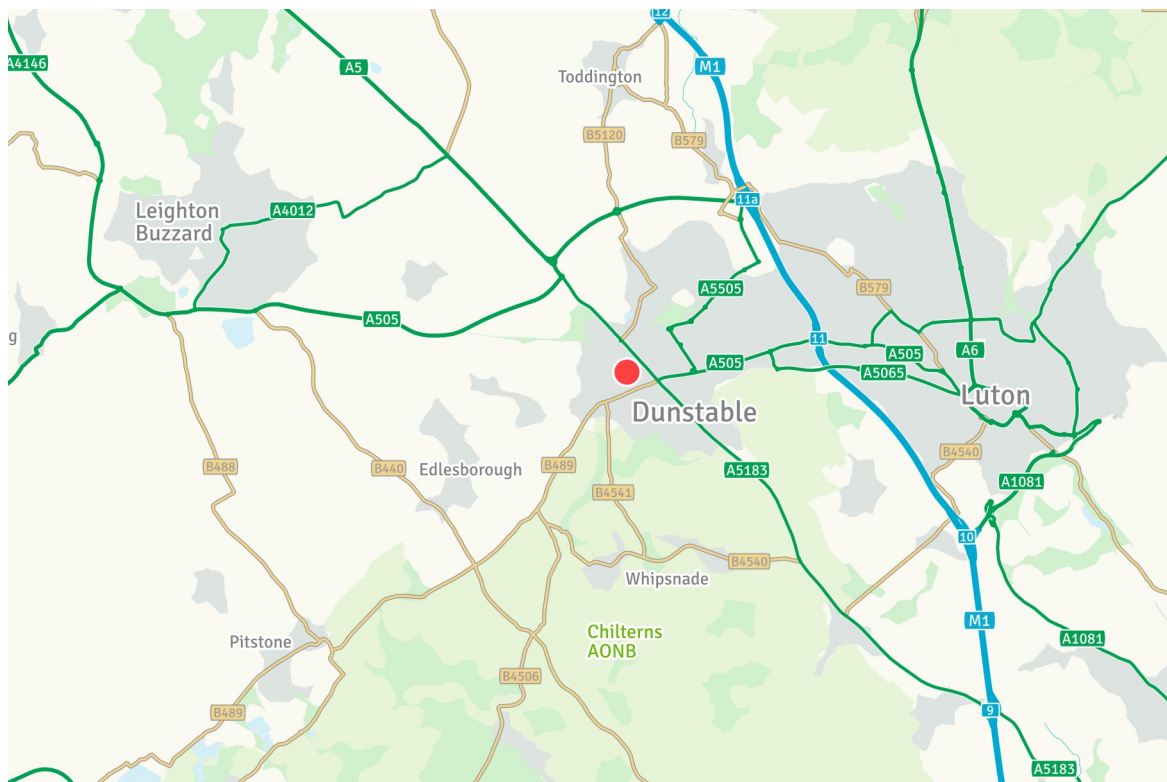
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