

FOR SALE Church

Bury Park United Reformed Church, Waldeck Road,
Luton, LU1 1HG



Contact

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Location

The property is located on the south side of Waldeck Road, at the junction with Bury Park Road. Dunstable Road (A505) is a short distance at the western end of Waldeck Road. Luton town centre and the mainline railway station are approximately a 15 minute walk to the east. There are regular services from Luton station into London via St Albans and St Pancras International. The property is located in a mixed residential and commercial use area and with good access to local shopping and other amenities. There are a number of bus routes running on nearby roads and Luton airport is around 3 miles to the east.

London is approximately 32½ miles to the southeast.

Description

The original property is a late Victorian purpose built church and halls of traditional brick construction under pitched slate covered roofs.

With the exception of the balcony overlooking the main worship space and small basement all the accommodation is at ground floor level. The accommodation provides a main worship space with entrance lobby off Waldeck Road. The worship space has fixed pews and a raised altar at the southern end.

There is a large hall at the south end of the site, which is directly accessed externally from Bury Park Road. There are also internal entrances off either the entrance hall to the west side of the property or from the rear of the worship space. The vestry sits between the worship space and main hall and can be accessed from both.

The entrance hall, WC facilities and small hall to the west side of the site are of much newer construction. There is a side alleyway running along the western boundary, which is used to access this entrance hall. The kitchen is also off this entrance hall and the rear of the large hall can be accessed from here also. There is one small meeting room to the south end of the site, which is accessed off the main hall.

The building covers the majority of the site and there is no off-road parking owned within the freehold title.

The property benefits from gas fired central heating but the windows are single glazed windows.

The boundaries of the property are shown with red edging on the ordnance survey extract not the title plan.

Suitable for a variety of community uses

Available with vacant possession

Potential refurbishment and development opportunity. (Subject to obtaining the necessary consents)

Includes a large main space and ancillary rooms

Close to Luton mainline railway station

Offers in excess of £950,000



Accommodation

The property comprises the following approximate floor areas:

Ground Floor	Sq m	Sq ft
Main Worship Space (including altar)	312.25	3,361
Vestry	10.90	117
Side Room	6.29	68
Main Hall	111.29	1,198
Small Hall	33.53	360
Rear Meeting Room	10.64	114
Kitchen	8.47	91
WC Facilities	-	-
Total Ground Floor	493.37	5,309
Balcony	31.61	340
Basement	10.80	116
Overall Net Internal Area	537.78	5,767
	Hectare	Acre
Total Site Area	0.061	0.15

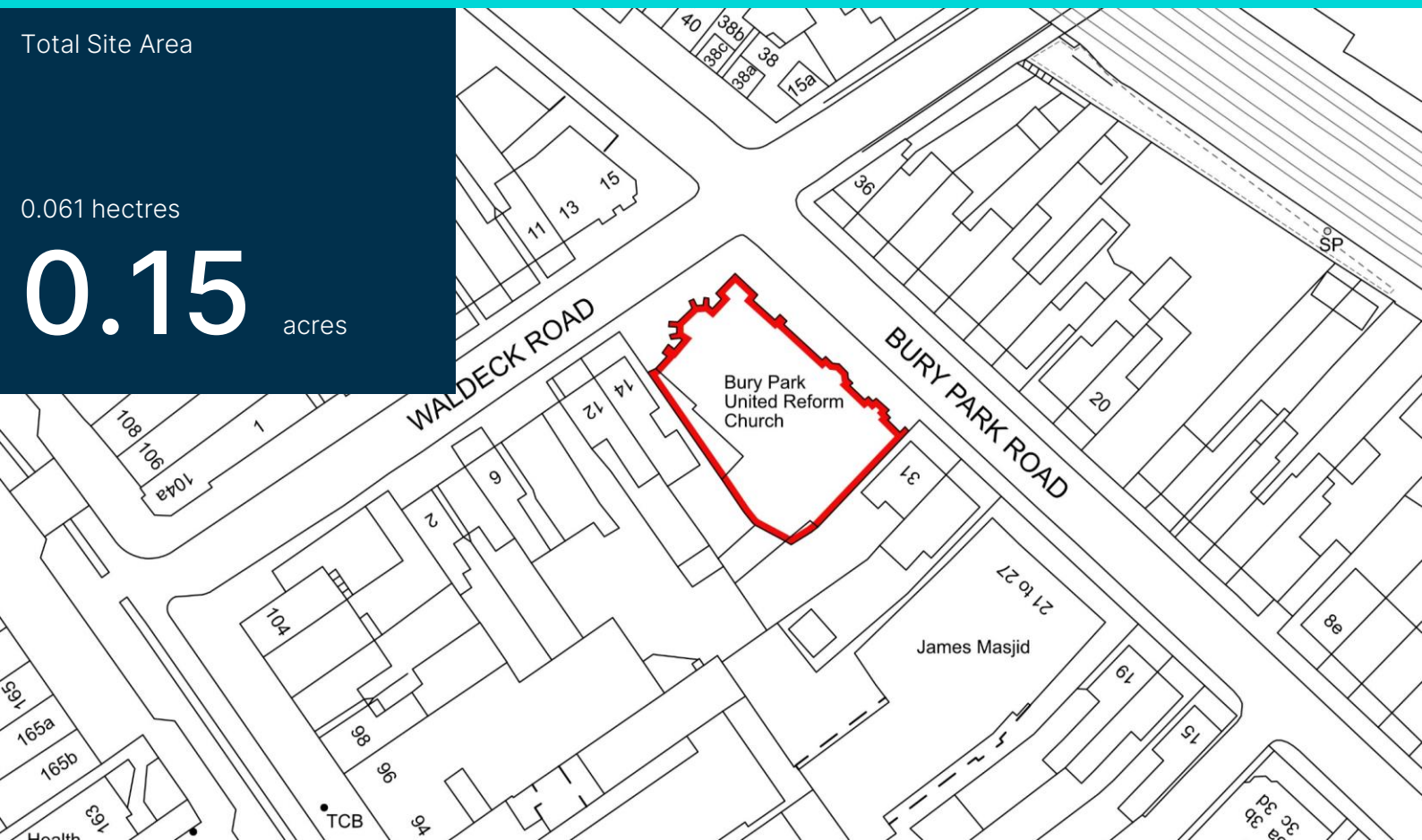


Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

Total Site Area

0.061 hectares

0.15 acres



Planning

The property falls under what is termed Class F1 Learning and Non-residential Institutions under the Town and Country Planning (Use Classes) Order 1987 (as amended). This Class provides that a property within this use can be used for a variety of non-residential community uses including the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts. Use can swap between the above purposes without the need to obtain consent for a change of use.

The property is located within Luton Borough Council and is therefore subject to the Borough's planning policies. These include policy seeking to protect existing community facilities. There is generally a strong demand for buildings in community use and given Luton's planning policy it could be difficult to obtain planning permission for alternative uses.

The property is Grade II Listed but is not located within a Conservation Area.

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.

Rating

As a place of worship and ancillary accommodation used for charitable purposes the property is not currently listed 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 at www.gov.uk/calculate-your-business-rates.

Energy Performance

As as a place of worship and ancillary accommodation the property is currently exempt from the EPC requirements. Depending on the future use an EPC may be required.

Tenure

The freehold interest is being sold.

Terms

We are seeking offers in excess of £950,000 for the vacant freehold interest.

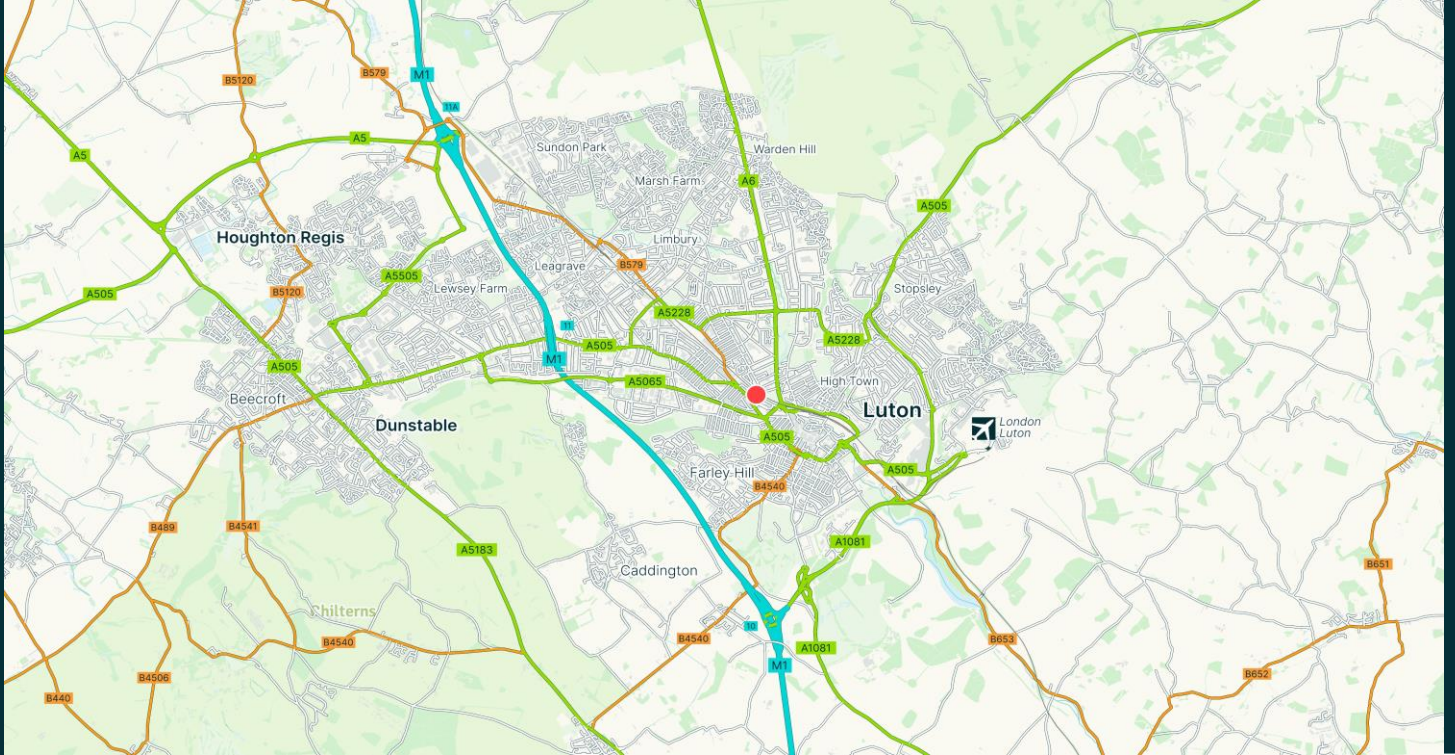
VAT

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

Viewing

Viewings can be arranged through the sole agent Rapleys. Please contact Adam Harvey on 077806 70356 adam.harvey@rapleys.com





For further details contact:
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