

FOR SALE Church

St Ninians United Reformed Church, Villa Road,
Luton, LU2 7NT



Contact

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Location

The property is located on the south side of Villa Road, a short distance to the west of the junction with Bedford Road and to the north of the Inner Ring Road (A6) and just to the north of Luton Town centre. Luton mainline railway station is around a five minute walk to the east, providing regular services into London via St Albans. The property is located in a largely residential road but 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 2½ miles to the east.

Central London is just over 32 miles to the southeast.

Description

The property is a purpose built church of traditional brick construction under a main pitched and tiled roof with some ancillary flat felted roofs.

The accommodation is set out over ground and part first floors. The ground floor accommodation provides a main worship hall with raised altar at the east end. There is also a vestry, meeting rooms, kitchen and WC facilities, including a disabled WC. The first floor accommodation provides a main meeting room and three smaller rooms. A fitted stairlift provides step free access to the first floor.

There is hard standing at the front of the property with room to park around 10 cars off road. Otherwise the building covers the remainder of the site.

The property benefits from gas fired central heating and UPVC double glazed windows.

The boundaries of the property are shown with red on the Ordnance survey extract.

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 not statutorily or locally listed or located within the a conservation area.

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

Terms

We are seeking offers in excess of £500,000 for the vacant freehold interest.

Tenure

The freehold interest is being sold.

Offers in excess of £500,000



Accommodation

The property comprises the following approximate floor areas:

Ground Floor	Sq m	Sq ft
Entrance Hall	11.82	127
Main Worship Hall & Altar	154.01	1,657
Vestry	8.85	95
Side Room	10.18	109
Meeting Room	14.60	157
Kitchen	12.59	135
WC Facilities	-	-
Total Ground Floor	212.05	2,280
Lower Ground Floor	21.28	229
First Floor		
Main Room		318
Side Room		47
Haworth Tooms		200
Total First Floor		565
	Hectare	Acre
Overall Net Internal Area	0.058	0.142

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.

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.

Identity Checks/AML

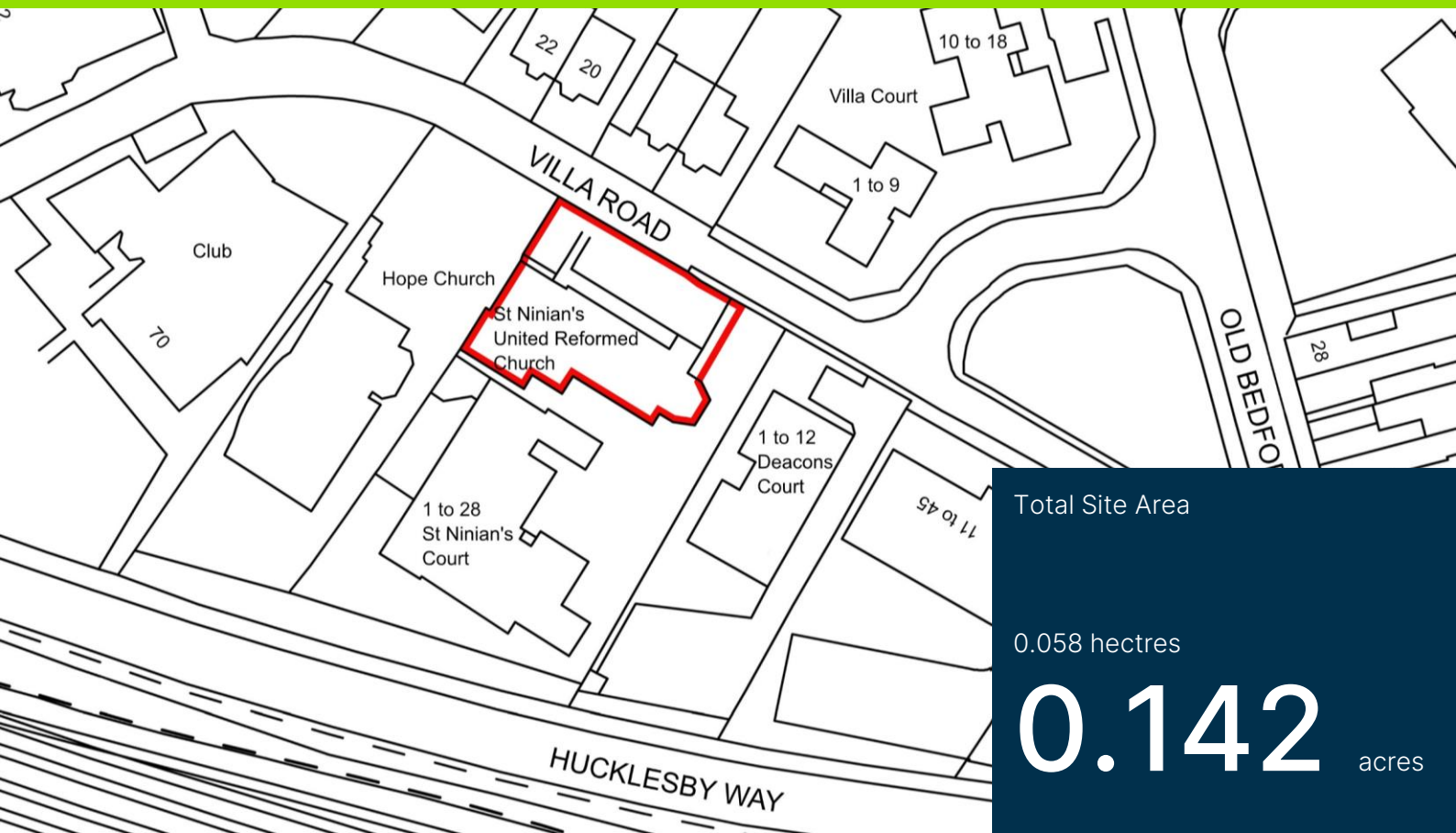
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VAT

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

Viewing

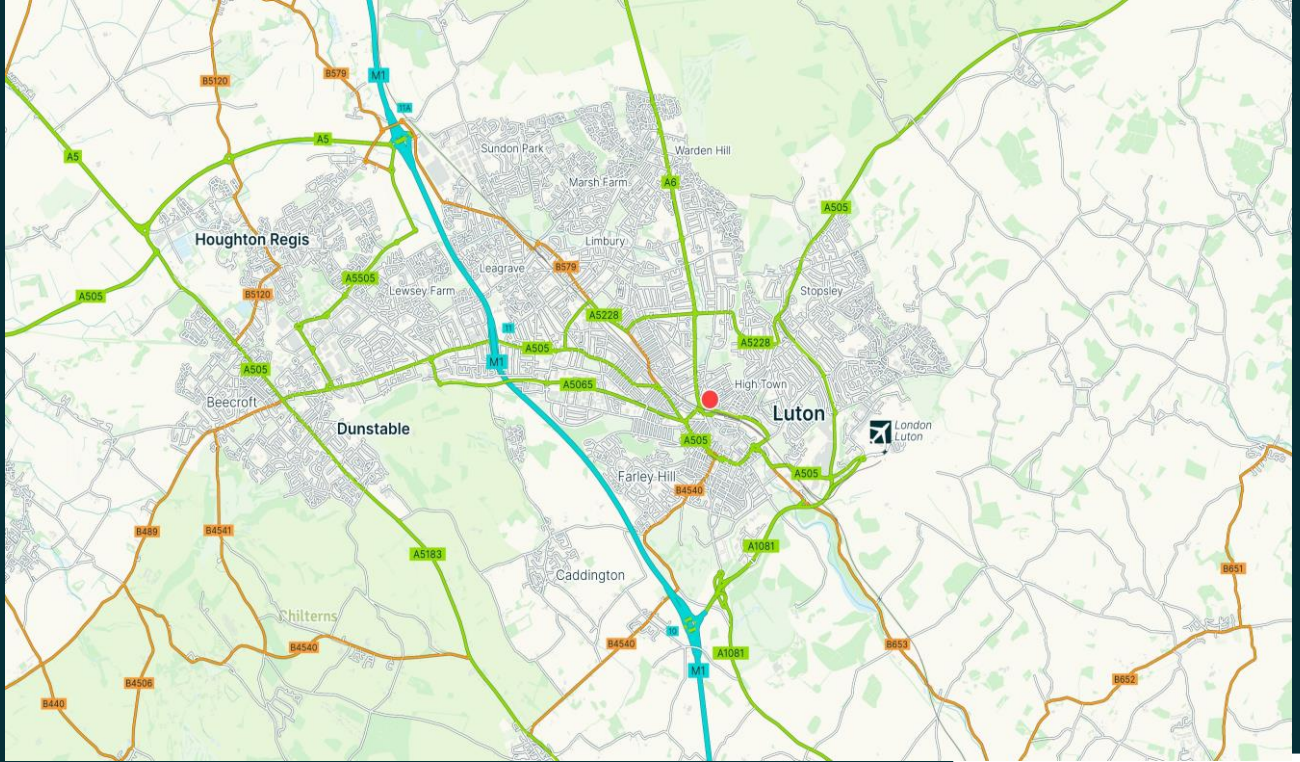
Viewings can be arranged through the sole agent Rapleys. Please contact Adam Harvey on 077806 70356 or adam.harvey@rapleys.com



Total Site Area

0.058 hectares

0.142 acres



For further details contact:
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