

FOR SALE

St Pauls Methodist Church

Turpins Rise, Broadwater,
Stevenage, SG2 8QR



Contact

Graham Smith 07467 955294
graham.smith@rapleys.com



Location

Stevenage is between Letchworth, 7 miles to the north and Welwyn Garden City 10 miles to the south. The subject church is located on a shared corner plot off Turpins Rise in the Broadwater area of Stevenage.

Broadwater is approximately two miles south of the town centre. This part of Stevenage accesses the A1(M) less than a mile away via the A602 at junction 7. There is a further access junction, No 6, to the north. The plot is shared with a Housing Association complex of assisted living flats.

Adjacent to the property is a local centre with a parade of independent retail outlets and take away food venues along with a public car park.

Description

The property is rectangular on plan being approximately 20 x 15 m and covers an area of 0.033ha (0.08acre).

The property is a single building semi-detached to the housing complex at one end. The building occupies the whole plot. There is a small external curtilage that is paved and covered by the building's roof. The property dates from 1987 and has been in recent occasional use but more generally until mid-2022 and presents in good condition.

The structure is of a mix of cavity brickwork construction with concrete tile roof. The floors are typically suspended and of timber.

Terms & Tenure

Freehold

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

Church properties are exempt from 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.

VAT

All figures quoted are exclusive of Value Added Tax which will not be charged.

Viewing

Strictly by appointment with the sole agent, Rapleys. Please contact:

Graham Smith
graham.smith@rapleys.com
07467 955294

Church and rooms (F1 use)

Vacant Possession

Variety of use (STP)



FOR SALE
£450,000

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Foyer/Stairwell	20.68	223
Church Hall	90.07	970
Plant Room	5.36	58
Kitchen	8.14	88
Committee room	12.74	137
Toilets M/F	-	-
Total Ground Floor	136.99	1,476
Mezzanine Floor		
Meeting Room	52.94	570
Total	52.94	570
	Hectare	Acre
Total Site Area	0.033	0.08

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.

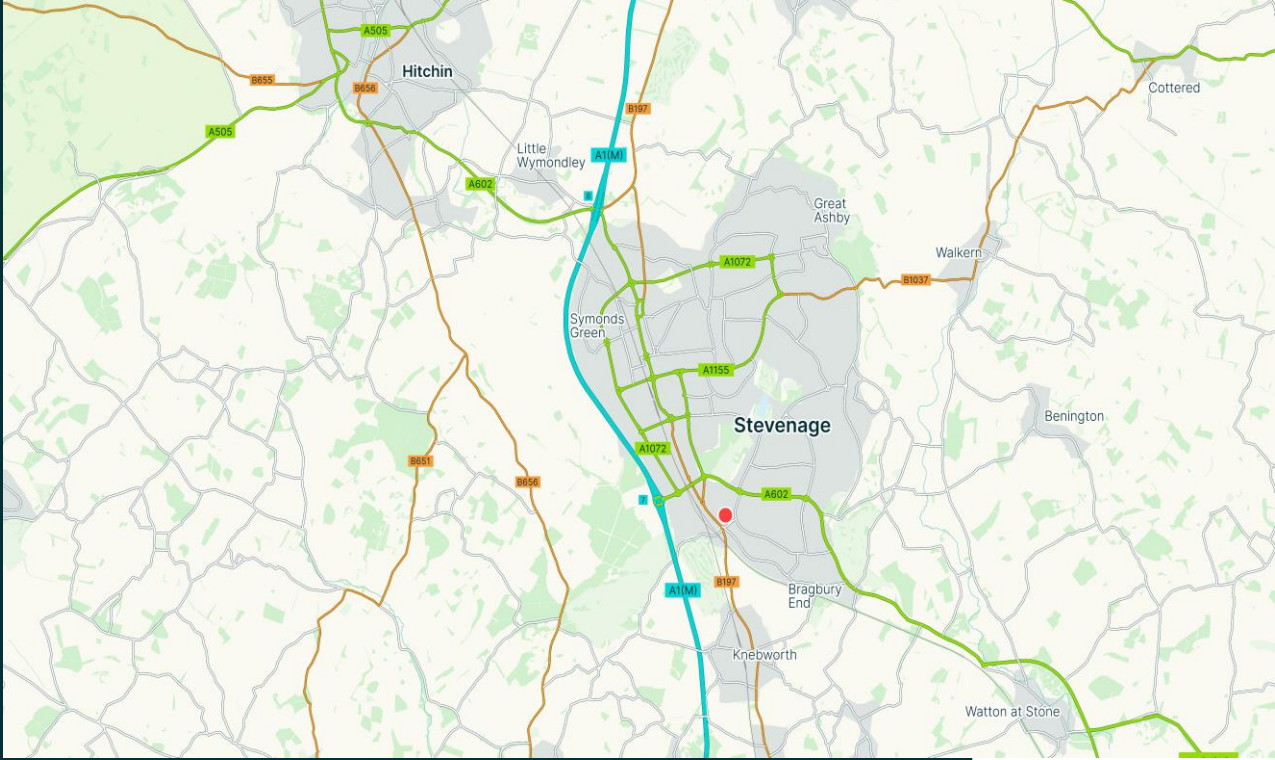


Total Site Area

0.033 hectares

0.082 acres





For further details contact:
Graham Smith 07467 955294
graham.smith@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were produced in January 2024.

rapleys.com
0370 777 6292

RAPLEYS