

FOR SALE/TO LET Church

Bushey United Reformed Church, 154 High Street,
Bushey, Hertfordshire, WD23 3DH



Contact
Adam Harvey 07780 670356
adam.harvey@rapleys.com



Location

The property is located on the northern side of Bushey High Street (A411), opposite Bushey Golf and Country Club. There are a number of bus routes running east and west along the High Street.

The nearest mainline railway station is Bushey, which is located approximately 1.5 miles to the west providing direct access to Central London by regular services to London Euston.

The area provides a mix of residential and commercial properties and local amenities are within easy walking distance.

Description

The property is a traditional brick built church under a pitched slate roof built in 1904. The main and secondary halls, along with smaller meeting areas, kitchen and WC facilities are located at ground floor level. The front mezzanine provides, two office rooms, a meeting room and single WC and there is a further meeting room in the rear mezzanine.

The Ordnance Survey Plan shows our understanding of the boundaries of the property to be sold marked in red edging. There are rights reserved over Church Walk for the benefit of the residential properties to the rear of the church building.

Suitable for a variety of community uses

Available with vacant possession

Includes large open spaces and ancillary rooms

Includes a car park and grounds



Viewing

To arrange a viewing please contact:

Rapleys

Adam Harvey
07780 670356
adam.harvey@rapleys.com

RAPLEYS

Or

Alex Martin Commercial

Ben Oldstein
07824 098820
ben@alexmartin.co.uk

ALEX MARTIN

COMMERCIAL

Rating

The current Rateable Value of the property as a dance and theatre school and premises is £27,000. This is not the level of rates payable and this will be based on the annual multiplier currently adopted.

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.

Terms & Tenure

We are seeking offers in the order of £1,750,000 for the freehold interest or a rent in the order of £130,000 per annum.

The property is available with vacant possession.

Parties submitting offers will need to provide evidence that the offer can be fully funded.

Each party will pay their own costs in completing the transaction.

Energy Performance

The current commercial energy performance certificate rating (CEPC) is level C. This is valid until March 2033.

VAT

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



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 Hertsmere 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 Hertsmere's planning policy it could be difficult to obtain planning permission for alternative uses.

The property is Listed Grade II and is located in the Melbourne Road Conservation Area.

There are a number of burials on the land to the front of the church. The removal and relocation of headstones and human remains is subject to the provisions of the Disused Burial Grounds (Amendment) Act 1981 and Town and Country Planning legislation. Interested parties are advised to take legal advice in this respect.



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	328.60	3,537
Front Mezzanine	107.70	1,159
Rear Mezzanine	51.90	558
Overall Gross Internal Area	488.20	5,254

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.

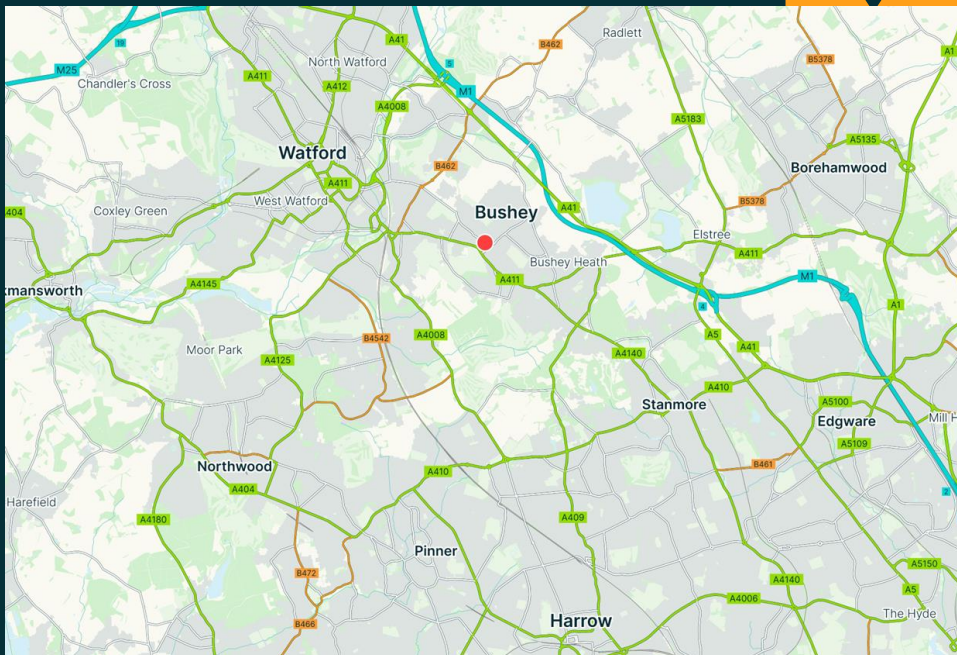


Total Site Area

0.13 hectares

0.321 acres





For further details contact:
Adam Harvey 07780 670356
adam.harvey@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 August 2023.

rapleys.com
0370 777 6292

RAPLEYS