

FOR SALE

Former Church and Sunday School

Summerhill Baptist Church, 62 Albert Avenue,
Newport, NP19 8FY



Contact
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Location

Newport has grown in importance in its South Wales location especially so in the last 50 years. It now has a population of approximately 160,000.

Newport is well connected with junctions 4 and 5 of the M4 close to the city. J4 leads to the B4237 which crosses to the centre of the city and passes close to the subject property.

As would be expected the city has many local facilities and amenities with a variety of housing stock. The town is generally level centring on the River Usk but there are some hilly parts including the subject location.

The church is in a residential area. It does not have any parking and occupies a majority of the site, but there are some gardens at the rear.

Description

The church is primarily in two distinct parts, the Church, and the Sunday School. We have adopted these uses to distinguish the accommodation provided. There are no burials on the site.

The church is accessed immediately from the rear of the public thoroughfare into a draft lobby before entering the sanctuary with its wooden pews for approximately 175 people. The Sanctuary has a balcony around three sides for a further 100 people. Beyond there are rooms at the rear or the hall and further rooms in the basement level which includes a hall with a timber sprung floor as well as kitchen and other rooms ideal for social event occasions.

Behind the church as a separate building is the Sunday School. This takes the form of a central hall with a stage area with smaller class rooms around three sides.

The buildings are both gas fired radiator heated.

To the rear of the Sunday School there are gardens which also have a further access from the terrace in Victoria Avenue. This is for pedestrian purposes only and would appear to have not been in recent regular use.

Around the overall site there is a variety of hard paved pavements which allow access by the able bodied and disability assistance machines.

Both buildings are in a condition that would permit immediate use but would benefit from an extensive refurbishment programme. The masonry walls with tiled roofs have a variety of timber and PVCu windows and doors in different locations.

Attractive historic building with plenty of accommodation

Residential or other Redevelopment (STP)

Could be divided into parts, but to be sold as a single lot

Vacant Possession

Unconditional offers are invited

Grade II Listed



Offers in the region of £500,000

Accommodation

The property comprises the following approximate floor areas

Church	sq m	sq ft
Ground Floor		
Entrance / Foyer	23.15	249
Sanctuary	177.98	1,916
Rooms at Rear	9.34	101
	8.92	96
Classroom	28.39	306
Kitchen	9.46	102
Organ Loft	10.43	112
Total Ground Floor	267.27	2,882
First Floor		
Balcony	92.31	994
Basement		
Lower Hall	127.11	1,368
Side Rooms	17.93	193
	7.84	84
Kitchen	30.53	329
Boiler Room	17.67	190
Total Basement Area	201.08	2,164
Net Internal Area	561.06	6,040

Sunday School	sq m	sq ft
Ground Floor		
Hall	133.24	1,434
Entrance	-	-
School Rooms		
5 no. each approx.	17.77	191
2 no. each approx.	17.45	188
WC's x 3	-	-
Total Ground Floor	271.71	2,923
Gross Internal Area	321.57	3,461

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

0.061 hectares

0.152 acres



Terms & Tenure

Unconditional offers in the region of £500,000 are invited for the freehold.

Rating

Churches are exempt from Business Rates. Charities and others should take advice from the Local Authority regarding possible rates liability or reliefs that may be available for alternative uses.

VAT

The property has not been elected for VAT purposes.



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.

Viewing

Strictly by appointment with the sole agent, Rapleys.
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