

## FOR SALE Freehold

Arlesey Methodist Church, High Street,  
Arlesey, SG15 6ZB

### Key information

- Church Hall (F1 Use)
- Central village location
- Suitable for variety uses (STP)
- Development opportunity (STP)

### Contact

Graham Smith 07467 955294  
graham.smith@rapleys.com



## Location

Arlesey is a town in the Central Bedfordshire district. It links with other towns in the area, Letchworth Garden City (3 miles), Hitchin (4miles) and Biggleswade (6 miles).

Arlesey claims to be the longest linear village in the country, where its High Street is primarily Victorian brick house reflecting the heritage of brick production in the area until the 1990's.

The population of Arlesey is approximately 6,500.

The village is an attractive location popular for commuter links with Stevenage, London and Cambridge and other larger conurbations having a rural outlook and community feel being adjacent to the A1(M) and on the rail line between London Kings Cross/ St Pancras and Peterborough.

## Description

The site is located in the centre of the village where it is predominantly residential in nature but with some commercial premises. The building is accessed from the rear of the footpath with a generally level aspect to an enclosed car park area.

The single building occupies almost the whole site. There is a small car parking area to the front of the church for about five cars. There is a side access route for direct admission to the kitchen at the rear. There is very little space around the building.

The structure is of a masonry construction. The floors are typically solid. The roof is pitched with slate covering where visible. The windows are single metal framed.

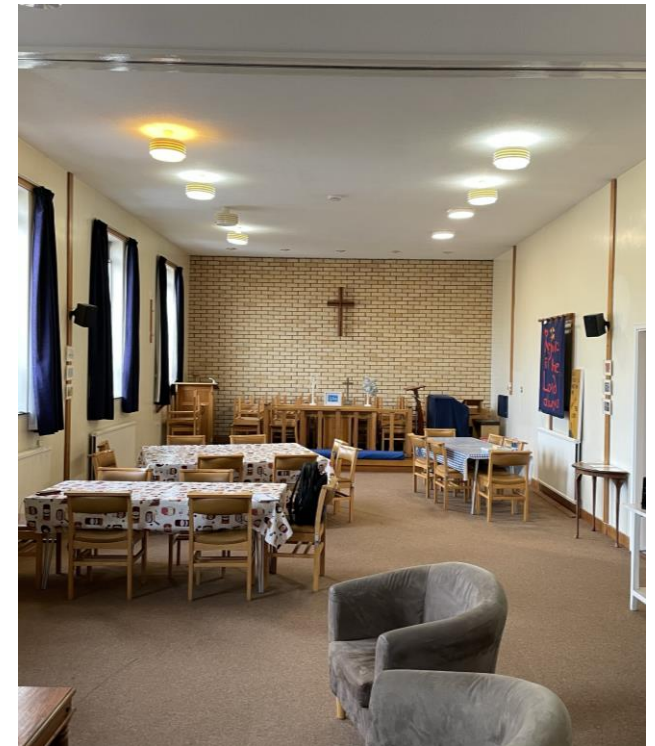
The church dates from 1980's and has two distinct rooms according to the size of gathering. It has gas fired central heating.

The property is in current use and presents in good reasonable condition especially considering its age. There are built in cupboards for storage throughout. The main hall has a retractable mid-point folding partition to create two rooms.



## Viewing

Strictly by appointment with the sole agent, Rapleys. Please contact:  
Graham Smith  
[graham.smith@rapleys.com](mailto:graham.smith@rapleys.com)  
07467 955294



Offers in the  
region of  
£200,000

## Accommodation

The property comprises the following (approx. areas):

	Sq m	Sq ft
Spine access corridor	-	-
Sanctuary hall	82.70	890
Meeting room/Rear hall	27.48	296
Kitchen	11.08	119
Office	7.31	79
Cloakroom	3.96	43
Men's/Ladies/Disabled Toilet	-	-
<b>Total</b>	<b>132.53</b>	<b>1,427</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.047</b>	<b>0.117</b>

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.



## Terms & Tenure

Offers in the region of £200,000 for the freehold are invited.

## 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.

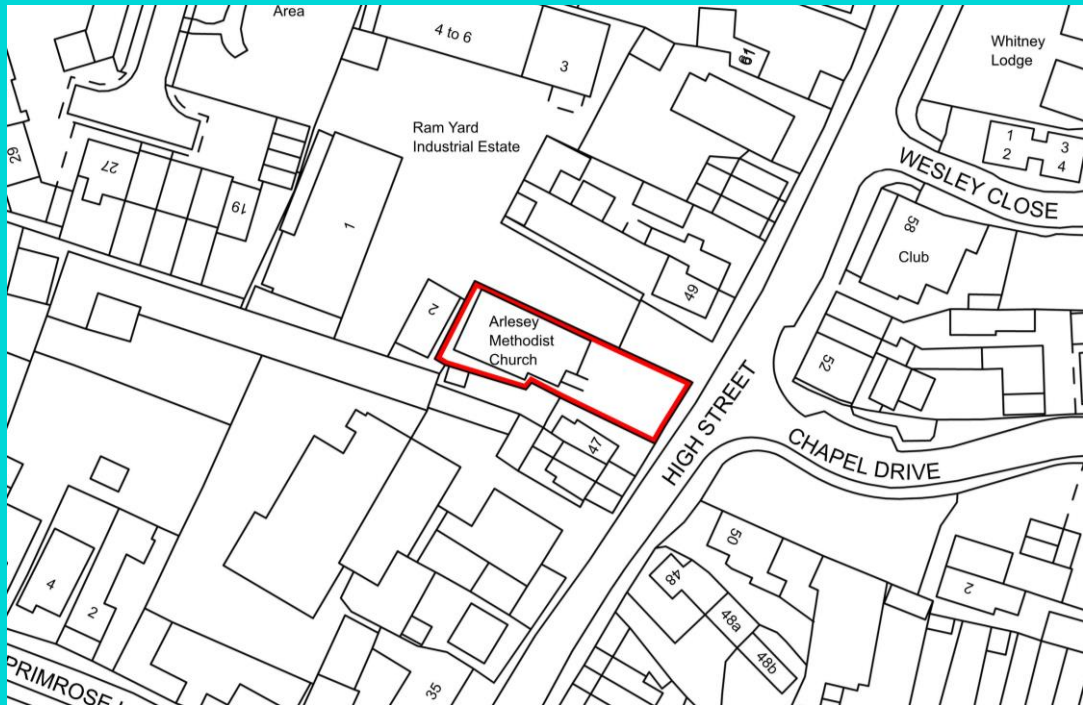
Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

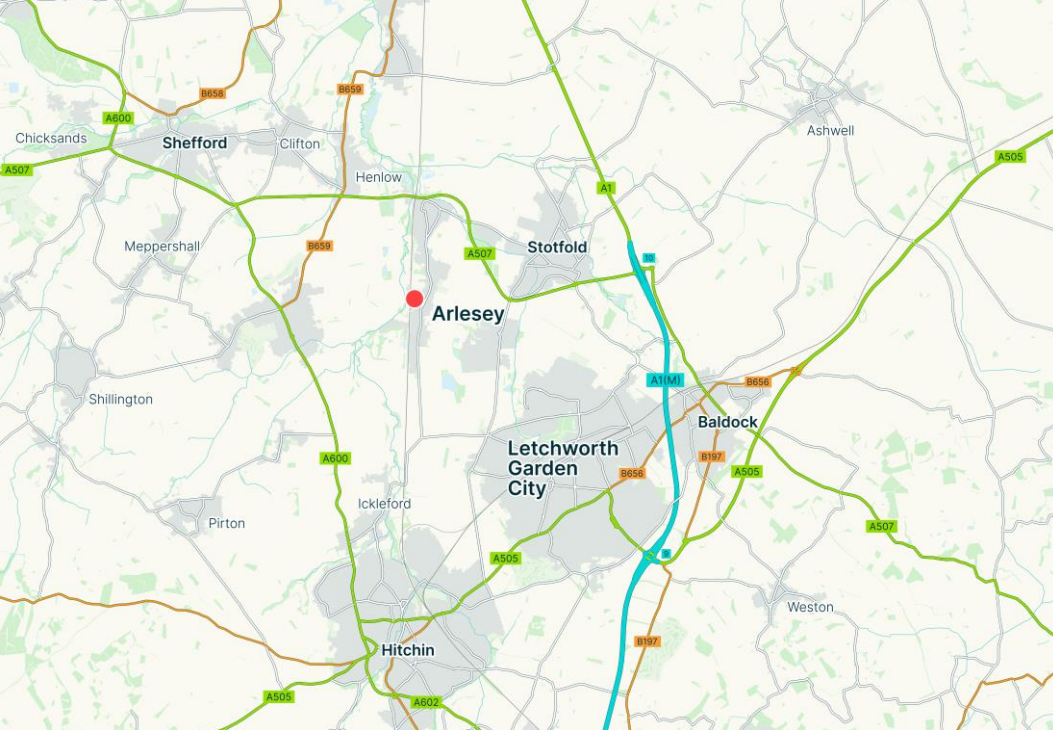
## VAT

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

## 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.





For further details contact:  
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