

For Sale

Letchworth Free Church

Norton Way South, Letchworth
Garden City, Hertfordshire SG6 1NX

Key information

- Suitable for a Variety of Community purposes including as a place of worship and educational use
- Available with Vacant Possession
- Includes two separate buildings, a church and hall
- Parking for around 40 cars
- Close to town centre and train station

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Location

The property is located close to the centre of Letchworth Garden City in the county of Hertfordshire.

The property has vehicular access off both Norton Way South, which is immediately to the east and Gernon Road, immediately to the south. There is additional pedestrian access off Leys Avenue to the north of the site.

Letchworth Garden City mainline railway station is 0.4 miles to the northwest, providing regular services (Great Northern and Thameslink) into Central London and Brighton to the south and Cambridge to the northeast.

The property benefits from good road connections and the A1(M) runs parallel to the east of Letchworth. There are a good number of bus routes running close by.

The property is located in a mixed use area with excellent access to the local shopping and other amenities.

Bedford is approximately 18 miles to the northwest, Cambridge, 25 miles to the northeast, Luton 12 miles to the southwest and Stevenage 7 miles to the south. Central London is less than 40 miles to the south.



Description

The property comprises of two separate and self-contained buildings, the original 1920's-built church and the later built church hall.

The church building is of traditional brick construction under a pitched slate covered roof. The accommodation provides a main worship hall with balcony over and sits around 200 people. There are ancillary offices and meeting rooms, a main kitchen, kitchenette and WC facilities, including a disabled WC. The main access is from the east of the building off Norton Way South but there are ancillary doors to the other elevations.

The hall building is also of brick construction but under a combination of a pitched copper roof over the main hall and flat felted roofs over the side rooms. The main hall is in the centre of the building and also provides a large stage. Around the hall are situated a number of offices and meeting rooms as well as a large kitchen and WC facilities. The main entrance is off Gernon Road but there are also doors to the east and north of the building.

The properties benefit from gas fired central heating but have single glazed windows.

Externally there are car parking areas that can accommodate approximately 40 vehicles. There are also extensive garden areas, which are primarily laid to lawn.

Planning

Both properties have an established F1 planning use. The F1 use covers a variety of learning and non-residential community uses including use as a place of worship or religious instruction, the provision of education, for the display or works of art (other than for sale or hire), as a public hall or exhibition hall, as a museum or library or as a law court.

The property is Grade II Listed and is located within the Letchworth Conservation Area.

Energy Performance

As a place of religious worship the properties are currently exempt from the Energy Performance Certificate requirements. If the property is put to alternative use an EPC may be required.



Terms

We are seeking offers in the region of £1,250,000 for the freehold interest of the property. The property will be sold offering full vacant possession.

VAT

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

Identity Checks/AML

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

Rating

As church and hall buildings used and occupied by a religious organisation for charitable purposes the buildings are not currently listed for Business Rates. The property could be assessed for Business Rates if used for alternative use.

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

Viewing

Strictly by appointment with the sole agent, Rapleys.

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Accommodation

The property comprises the following approximate floor areas:

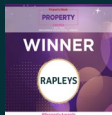
Area	Sq m	Sq ft
Church		
Worship Hall	322.09	3,467
Vestry	21.60	232
Office/Meeting Room	26.06	280
Main Kitchen	9.43	102
Kitchenette	3.98	43
Balcony	48.73	524
First Floor Room 1	9.12	98
First Floor Room 2	9.11	98
WC Facilities	-	-
Total Church Floor Area	450.12	4,844

Area	Sq m	Sq ft
Church Hall		
Hall	249.35	2,684
Meeting Room 1	79.74	858
Meeting Room 2	30.84	332
Kitchen	34.56	372
Office	12.42	134
Office	18.18	196
Store	30.56	329
Total Hall Area	455.65	4,905



For further details contact:

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