

**RYDER &  
DUTTON**

CHARTERED SURVEYORS  
VALUERS • ESTATE AGENTS

# Kingdom Hall, 8 Taylor Street, Heywood, OL10 1EF



## FOR SALE

### KINGDOM HALL PREMISES

Net Internal Area 484.10sq.m (5,211sq.ft)  
Plus Lower Ground Floor 206.75 sq.m (2,225sq.ft)  
Excellent Central Location

Suitable for a Variety of Religious Community or  
Office Use, subject to planning if required.

**Asking Price £175,000**



Ref: COM170029

For more information call: **0161 925 3232**

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## Property Description

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Net Internal Area 484.10sq.m (5,211sq.ft)

Plus Lower Ground Floor 206.75 sq.m (2,225sq.ft)

### Excellent Central Location

Suitable for a Variety of Religious Community or Office Use, subject to planning consent if required.

The property comprises a detached original public baths built in 1891 which over the last 25 years has been utilised for religious worship. IN addition to the main building there is a two storey residential section comprising of a first floor former house, whilst originally constructed as a religious building and has remained in use as a Kingdom Hall up to the present time.

EPC- Exempt

## Location

The property is situated on Taylor Street within the central area of Heywood and within close proximity of Heywood Town Centre. The immediate surrounding area is mixed in nature including a children's day nursery, some residential properties and another church building.

The property is also within walking distance of the town centre.

## Accommodation

### LOWER GROUND FLOOR

Former swimming pool providing restricted height storage 206.75 sq.m (2,225sqft)

### GROUND FLOOR

Store 29.61sq.m (319sq.ft)

Former Worship hall forming storage 98.57sq.m (1,061sq.ft)

Main worship hall 180.60sq.m (1,944sq.ft)

Store 18.49sq.m (199sq.ft)

Library/Office 27.41sq.m (295sq.ft)

Kitchen 14.77sq.m (159sq.ft)

Two storey section above offices, residential flat forming hallway, bedroom, study, kitchen, lounge, bathroom, all within 114.65sq.m (1,234sq.ft)

## Business Rates

For verification purposes, prospective purchasers are advised to make their own enquiries to Rochdale MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

## Tenure

Freehold

## Planning

Planning enquiries can be made by contacting Rochdale Metropolitan Borough Council.

Tel No: 01706 647474

## Services

All mains services are connected to the property, however no checks have been made. The property is heated throughout by way of gas fired central heating.

## Website

The property along with others we are currently marketing is available to view on [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk), [www.onthemarket.com](http://www.onthemarket.com) & [www.rightmove.com](http://www.rightmove.com)

## Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept. Tel No: 0161 925 3232.

