

# FOR SALE

**Heaton Park Congregational Church**  
**Manchester**  
**M25 1RH**

- Ground Floor of Former Church
- GIA: 2,927 Sq Ft (271.93 Sq M)
- Considered Suitable for Other Use Types



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### Location

The property is situated along Heaton Street at the junction with Bailey Street on the South-West corner of this junction within Prestwich being a Town within the Metropolitan Borough of Bury. Manchester City Centre is approximately 3.5 miles to the South with Salford also approximately 3 miles to the South and 5 miles to the South of Bury. Prestwich Town Centre is approximately 0.5 miles to the South-East and Heaton Park Railway Station is a short distance to the South.

### Description

The property briefly comprises part of the ground floor of a modern development within a block of residential apartments and associated car parking provision.

Internally the Church is accessed from an entrance lobby with connecting doors into the Church hall which provides predominantly open plan accommodation with storage area compartments together with ancillary ladies, gents and multi-purpose wc facilities and modern fully fitted kitchen. Externally there is a small amount of off street parking and a walkway directly in front of the property fronting Bailey Street.

The property benefits from all mains services connection to be include electric, gas, water and drainage with heating provided by way of gas fired central heating system with ducting, relevant fire and intruder alarm systems, a wired smoke alarm and emergency lighting. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

### Price

Offers are invited in the region of £200,000 for the Long Leasehold Interest. Offers should specify the purchasers intended use for the property.

### Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Main Worship Area	575	53.40
Church Hall	1,450	134.71
Entrance Hall	460	42.72
Kitchen	136	12.63
W/C Block	307	28.47
<b>Total Approximate GIA</b>	<b>2,927</b>	<b>271.93</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

### EPC

This property is exempt from requiring an Energy Performance Certificate being a place of worship.

### Tenure

The Leasehold interest (850 years from 01/01/2005) in the property is being offered For Sale with full vacant possession.

### VAT

The price quoted is exclusive of VAT which we understand is not applicable.

### Legal Fees

Each party to be responsible for their own legal fees incurred in any selling transaction.

### Viewing

For more information or to book a viewing please contact the sole selling agent:

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

Ref: 37214/Jun-18



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