



FORMER CHURCH PREMISES

WEST END, WITNEY, OXFORDSHIRE, OX28 1NQ

Total floor area 1,095 sq.ft (101.92 sq.m).

FOR SALE

WEST END, WITNEY, OXFORDSHIRE, OX28 1NQ

LOCATION

The premises are located approximately half way along West End in Witney which comprises a mainly residential street about half a mile from Witney town centre.

It forms the link between the A4095 junction with Newlands and B4022 Hailey Road north of the town centre. It is therefore close to local amenities, bus routes and the benefits of the leisure and recreational facilities offered by the town .

Please note that there is limited car parking on West End.

DESCRIPTION

The premises are an attractive stone faced former church, constructed beneath a dual pitched roof with feature window.

The majority of the building is taken up by the main hall however there is a meeting room to the rear and former prayer room off the entrance hall.

Toilets at present are located in a separate building in the rear yard.

There is no car parking allocated to the building at present.

The premises are in a poor state of repair and will benefit from refurbishment or alternatively, subject to the usual planning and building regulation consents, residential conversion.

ACCOMMODATION

The property comprises the following net internal floor areas.

Ground floor main hall	794 sq.ft.	(73.8 sq.m)
Prayer room	45 sq.ft	(4.32 sq.m)
Rear extension	256 sq.ft.	(23.8 sq.m)

Total	1,095 sq.ft	(101.92 sq.m)
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PLANNING

The purchaser must make their own enquiries as regards planning. The vendor is currently in the process of applying for a planning consent to establish an alternative use for residential. Offers will be considered subject to planning and enquiries should be made to Marriotts Oxford in the first instance.

RATEABLE VALUE

Not applicable

TENURE AND TERMS

The property is available on a freehold basis. Offers will be considered on an unconditional basis or a subject to planning basis. As an alternative offers would also be considered based upon an initial payment plus a top up based upon an agreed percentage of the increase in value once a change of use to residential has been obtained.

PRICE.

In the first instance please contact the agent to discuss values.

EPC

Will be provided if required.

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

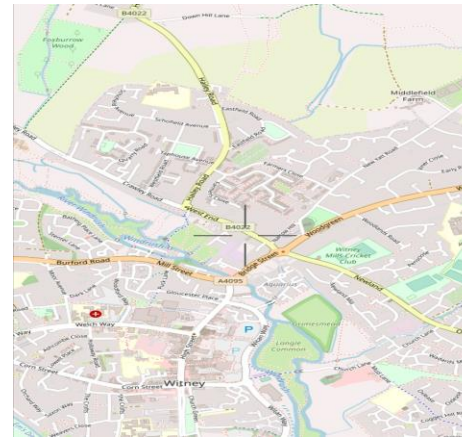
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould

07940 011438

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