

FOR SALE



Former Church Premises

394.22m² (4,243 sq ft)

Site Area Approx 0.3 acre

Former Church of St John
Brightmet Road
Brightmet, Bolton
BL2 6UA

- Suitable for a variety of uses (subject to planning)
- Bolton Town Centre 2 miles to the west

LOCATION

The property is located on the south east side of Brightmet Drive at its junction with Moffat Close in Brightmet, Bolton. Bolton Town Centre is approx. 2 miles to the west. Junction 3 of the M61 motorway is approx. 5 miles to the south.

DESCRIPTION

The property comprises a purpose built place of worship which is single storey of brick construction beneath a part flat felted roof and part tiled roof.

In terms of fit out, the property has a gas central heating system, fluorescent strip lighting and a mixture of wood, carpet and tiled flooring.

The property sits on a site of approx. 0.3 acre.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

394.22m² (4,243 sq ft)

Total site area approx. 0.3 acre

PURCHASE PRICE

Offers in the region of £150,000.

TENURE

Freehold.

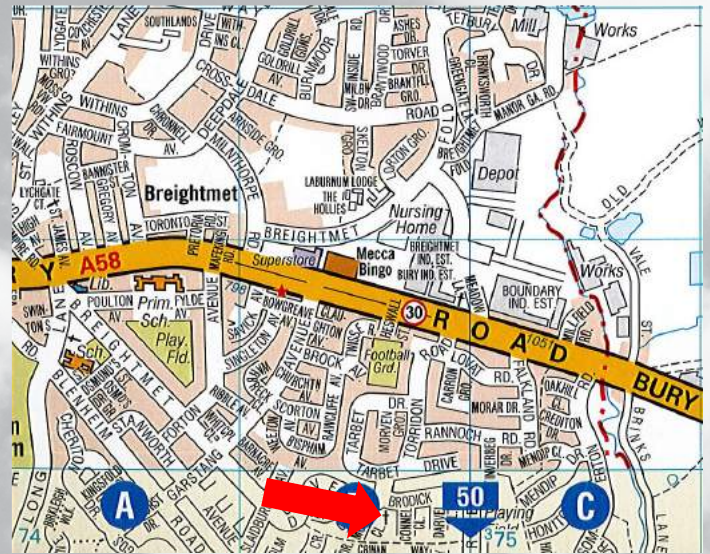
RESTRICTIVE COVENANT

There is a restrictive covenant on the title stating that the property cannot be used for any other use than a church and parish hall. An agreement in principle to lift this covenant has been agreed in principle with Bolton Council should a purchaser require an alternative use.

Further details on request.

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:
W T Gunson for the attention of

Neale Sayle
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Or

Sam Beckett
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Tel: 0161 833 9797

Date of Preparation: 28/9/2018

SITE PLAN

