

RAPLEYS

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0370 777 6292

FOR SALE **Baptist Church**

New Bevan Baptist Church, Grove Road,
New Barnet EN4 9DF

CONTACT **Graham Smith**
07467 955294 | graham.smith@rapleys.com



Church, separate hall and
various meeting rooms

Generous plot

Available immediately

D1 Planning Use – suitable for
nurseries, community centre,
etc

Development potential subject
to gaining planning permission

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Location

Located to the north east of London in the Borough of Barnet, with good A road links to the M25 or into central London. The closest tube stations at Cockfosters and High Barnet are the last stations on the Victoria and Northern lines respectively. The nearest over ground rail station is New Barnet. The church is close to the local retail centre on the Grove Road/Mount Pleasant roundabout.

Description

The church property consists of a traditional brick built church and hall under a pitched roof. The accommodation provides a main worship space with kitchen and office rooms , a classroom, entrance hall and WC facilities. The windows to the south elevation are replacement PVCu double glazed units; otherwise the original metal framed units remain. A timber structure at the front with heating and lighting provides a second meeting room with some storage.

The property has gardens (no burials) around three sides, being set back close to the road frontage. The lawn area around is sloping in a single direction from the rear of the footpath to Grove Road where there is a short steep perimeter bank.

Tenure

Freehold.

Terms

Offers in the region of £650,000.

Energy Performance

Energy Performance Asset Rating: Exempt.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church	98.88	1,064
Entrance Hall	18.00	194
Kitchen	5.80	62
Office	5.80	62
Classroom	32.45	349
Total	160.93	1,731

	Hectare	Acre
Total Site Area	0.117	0.290

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

VAT

There is no VAT liability.

Viewing

By appointment with Rapleys, the sole agent.

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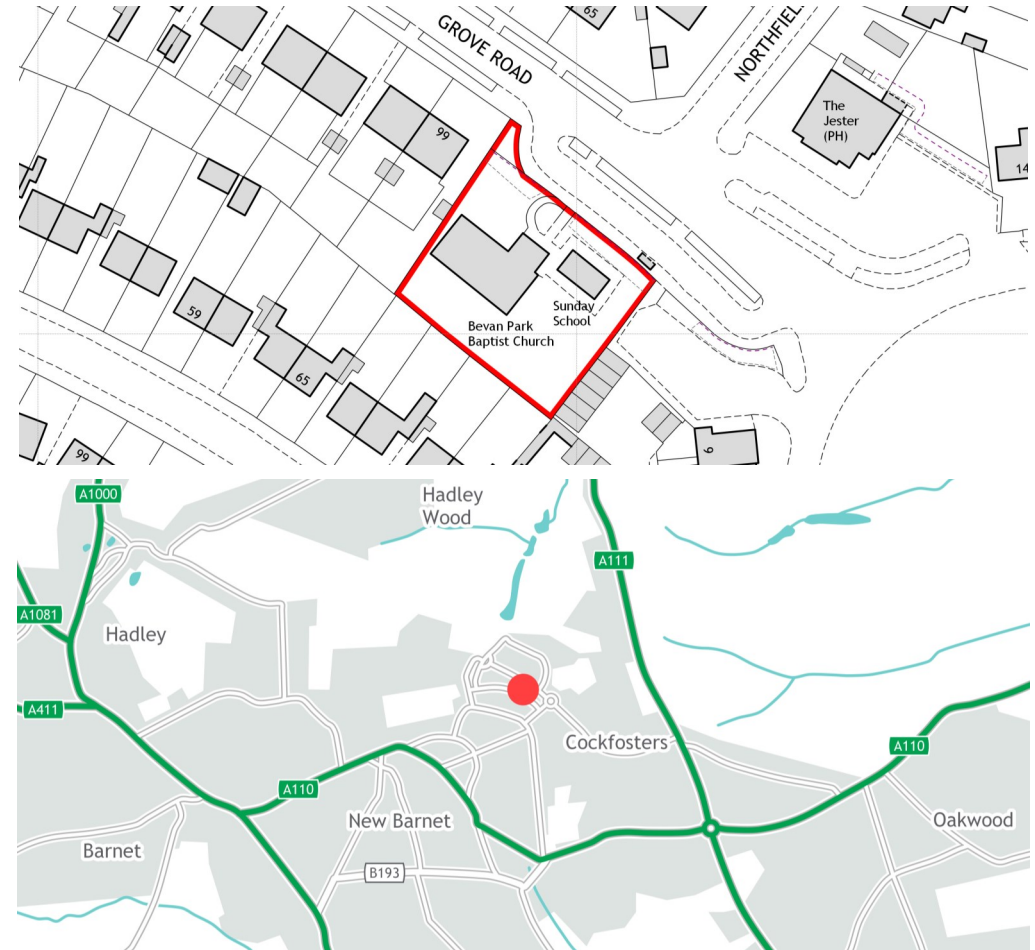


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