

FOR SALE

Netherton Methodist Church,
41 Church Road, Netherton,
Dudley DY2 0LY



- **Situated in an established residential area.**
- **Refurbishment/redevelopment opportunity STP**
- **c0.235 acres**
- **Large free car parking nearby.**
- **NIA – c4,525 sq. ft .**

Location

The premises are situated within an established residential area within the Black Country town of Netherton. The premises front onto Church Road and lie close to the junction with St Andrews St and lie 1 mile south of Dudley town centre.

DESCRIPTION

The premises comprises of a detached pre-war church that benefits from accommodation over ground and lower ground floor along with a large rear garden that can be accessed via a side passage. The premises offer a clear refurbishment/redevelopment opportunity – subject to securing statutory consents.

ACCOMODATION

GROUND FLOOR

• Church Hall	178.29 sq. m	1,918 sq. ft
• Office	12.14 sq. m	131 sq. ft
• Vestry	9.52 sq. m	102 sq. ft

LOWER GROUND FLOOR

• Theatre	152.28 sq. m	1,639 sq. ft
• Music Room	38.14 sq. m	410 sq. ft
• Locker room	11.24 sq. m	121 sq. ft
• Kitchen	18.92 sq. m	204 sq. ft

TENURE

The premises are available freehold at a guide price of Offers in Excess of **£125,000.**

EPC

NA

RATEABLE VALUE

N/A

VAT

The property is not registered for VAT purposes

LEGAL COSTS

Each party to be responsible for their own legal costs. The purchaser is to contribute **£1500 + VAT** towards to sellers' legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

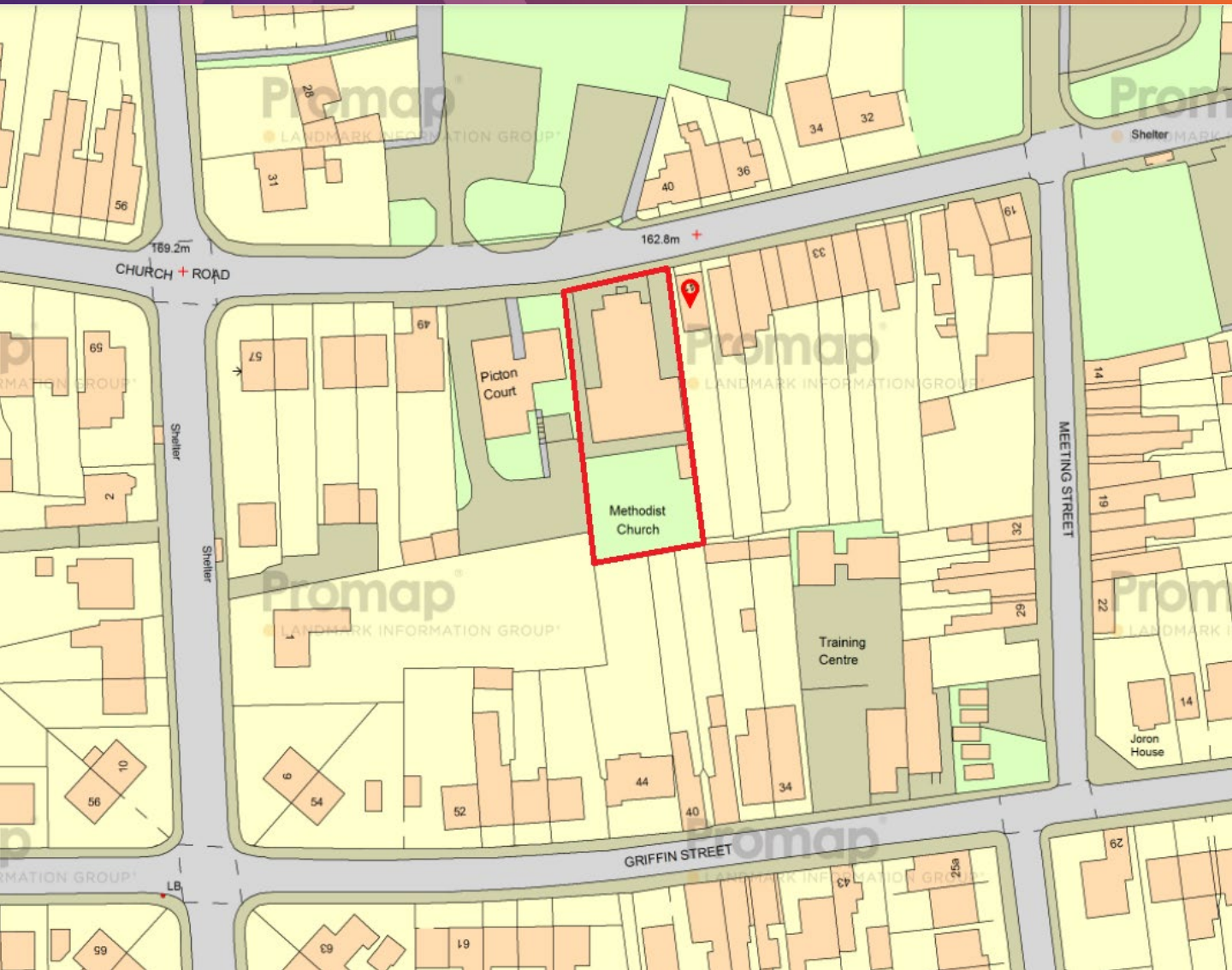
Strictly by appointment with the Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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