

FOR SALE

**HAWTONVILLE METHODIST CHURCH
BEECH AVENUE
HAWTONVILLE
NEWARK**



**PLACE OF WORSHIP
NIA: 5,281 SQ FT (490.6 SQ M)**

**EXISTING PLACE OF WORSHIP
WELL MAINTAINED CHURCH BUILDING WITH ANCILLARY
ACCOMMODATION
ON SITE CAR PARKING
AVAILABLE IMMEDIATELY**

SAT NAV: NG24 4JN

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
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LOCATION

The property is situated on the corner of Beech Avenue and Eton Avenue in the Newark suburb of Hawtonville, approximately 1km south of Newark town centre. The property comprises an existing place of worship with associated offices, canteen / kitchen and welfare facilities, along with a second hall located to the rear of the property.

The property benefits from pedestrian access directly into the worship hall off Beech Avenue, with vehicular access available off Eton Avenue which is where the associated parking is located, along with an extensive landscaped garden.

Newark is a popular market town with a population of approximately 35,000 people. Nearby centres include Lincoln, approximately 20 miles to the north east, Mansfield, approximately 20 miles to the west, and Nottingham, approximately 21 miles to the south west.

Newark offers good connectivity with the A1 trunk road located approximately 1.5 miles east of the subject premises and the dualled A46 located west of the subject premises highly accessed to Leicester and beyond to the M1.

DESCRIPTION

The property is predominantly of brick construction with a pitched and tiled roof above the worship hall and rear hall on what appears to be a flat asphalt roof above the ancillary office accommodation, reception and WC / canteen facilities.

The main worship hall has a high floor to ceiling height of circa 4.2m, but the specification including parquet flooring, good levels of natural light, suspended ceilings incorporating hung lighting.

The specification of the ancillary offices provides carpeted floors, painted and plastered walls and ceilings with fluorescent strip lighting.

The rear hall provides excellent natural light provided by full height UPVC double glazed windows, parquet flooring with brick elevations and a solid ceiling incorporating fluorescent strip lighting.

Heating to the subject premises is provided by way of gas central heating with the boiler room (housing 2 x boilers) located adjacent to the main hall of worship.

TENURE

The freehold interest in the subject premises is to be sold.

ACCOMMODATION

The property has the following approximate net internal areas:

Description	sq ft	sq m
Worship Hall	1,360	126.35
Rear Hall	1,217	113.05
Office / Ancillary	2,704	251.2
Total	5,281	490.6

PRICE

Offers are invited in excess of £275,000.

PLANNING

It is understood that the property has an existing planning permission as a place of worship under Class F1 (learning and non-residential institutions). Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Newark & Sherwood District Council.

There is a restrictive covenant in place stipulating that the site must be used for its existing use, further information is available from the Agent upon request.

There is a right of way through the car park in favour of the Birches, which is an assisted living residence adjacent to the subject premises. Further information is available from the Agent upon request.

SERVICES

It is understood that mains gas, electricity and water are available and connected to the premises, none of which have been warranted nor tested.

BUSINESS RATES

Business rates are not applicable as the property is registered for public religious worship or church halls. We would advise all interested parties to make their own enquiries of the Valuation Office Agency in this regard.

ENERGY PERFORMANCE CERTIFICATE

As the building is used as a place of worship or for other religious activities, it is understood that the subject premises are exempt from EPC requirements.

VAT

We are advised that VAT will not be applicable on the sale of the property.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
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Tel: 0115 958 0301
Mob: 07702 516 860

September 2022

Geo
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Property Particulars

Chartered Surveyors

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