



Beech Avenue

Newark, Nottinghamshire, Nottinghamshire, NG24 4JN

The property is situated on the corner of Beech Avenue and Eton Avenue in the Newark suburb of Hawtonville.

5,281 sq ft
(490.62 sq m)

- Existing place of worship
- Well maintained Church building with ancillary accommodation
- On site car parking
- Available immediately

Beech Avenue, Newark, Nottinghamshire, Nottinghamshire, NG24 4JN

Summary

Available Size	5,281 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

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.

Location

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.

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.

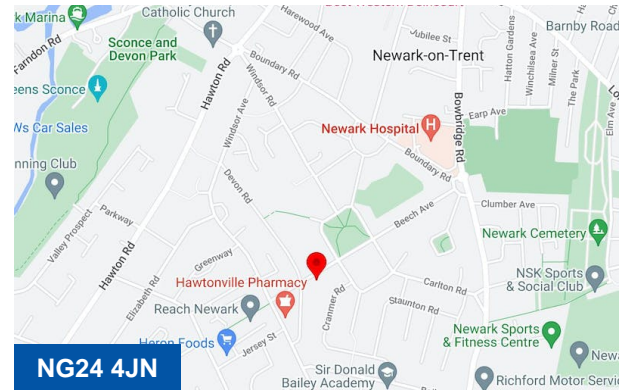
The property benefits from pedestrian access directly into the worship hall off Beech Avenue, with vehicular access available off Eton Avenue which is where the associated parking is located, along with an extensive landscaped garden.

Accommodation

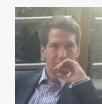
Name	sq ft	sq m	Availability
Ground - Main Worship Hall	1,360	126.35	Available
Ground - Rear Hall	1,217	113.06	Available
Ground - Office	2,704	251.21	Available
Total	5,281	490.62	

Terms

The freehold interest in the subject premises is to be sold. Offers are invited in excess



Viewing & Further Information



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of £275,000.

EPC

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.

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.

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.