

**CORNERSTONE METHODIST CHURCH
GREAT HORTON ROAD
BRADFORD**



- Prominent location on Great Horton Road (A647), fairly close to Cross Lane.
- Ground floor 448.71m² (4,830 sq. ft.)
- First floor 431.15m² (4,641 sq. ft.)
- Mezzanine 63.26m² (681 sq. ft.)
- Annex building approx. 155.41m² (1,672 sq. ft.)
- Car parking to side and rear.
- Suitable for a variety of uses, subject to necessary consents.

FOR SALE – OFFERS IN THE REGION OF £600,000

Starkeys Chartered Surveyors, 3 Manor Row, Bradford, West Yorkshire, BD1 4PB. T: 01274 307910 F: 01274 728241 e: info@starkeys.co.uk

T: 01274 307910

for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.

 **RICS** Regulated by RICS

**CORNERSTONE METHODIST CHURCH
GREAT HORTON ROAD
BRADFORD**

1. LOCATION:

The premises are situated on Great Horton Road (A647), within close proximity to its junction with Cross Lane (A6177), which forms part of the Bradford Outer Ring Road. To the north-east Great Horton Road leads to Bradford city centre, which is situated approximately 1¾ miles distant.

The property is situated in a mixed use area with there being retailers in Great Horton Road and various residential properties within close proximity.

2. GENERAL DESCRIPTION:

The premises provide a detached Grade II Listed former Methodist church providing the main building which is constructed in stone with a pitched slate covered roof and providing accommodation over ground, first and mezzanine levels. Adjoining is an annex building.

The ground floor provides the main church hall, meeting rooms/offices, kitchens and WC facilities. The first floor provides a hall, stage, office/meeting rooms, stores and WC facilities.

The premises benefit from large car parking areas to the rear and side which are accessed from Ormond Street.

3. ACCOMMODATION:

BASEMENT

We have not inspected this area.

GROUND FLOOR

The ground floor, which has a total gross internal floor area of **448.71m² (4,830 sq. ft.)**, provides the following:-

Entrance Hall	40.04m ² (431 sq. ft.)
WC	
Disabled WC	
Kitchen	8.99m ² (97 sq. ft.)
Kitchen	6.41m ² (69 sq. ft.)
Office	8.27m ² (89 sq. ft.)
Lounge/Office	67.91m ² (731 sq. ft.)
Vestry	11.15m ² (120 sq. ft.)
Church Hall	202.61m ² (2,181 sq. ft.)
Store/Lobby	6.32m ² (68 sq. ft.)
WC	
Store/Choir Vestry	20.93m ² (226 sq. ft.)

FIRST FLOOR

The first floor, which has a total gross internal floor area of **431.15m² (4,641 sq. ft.)**, provides the following:-

Gents WC	
Lounge/Landing	66.24m ² (713 sq. ft.)
Ladies WC	
Kitchen	11.96m ² (129 sq. ft.)
Office	28.50m ² (307 sq. ft.)
Office	33.91m ² (365 sq. ft.)
Hall	128.85m ² (1,387 sq. ft.)
Stage	74.88m ² (806 sq. ft.)

Store	12.30m ² (132 sq. ft.)
Store	8.73m ² (94 sq. ft.)

MEZZANINE

The mezzanine, which has a total gross internal floor area of **63.26m² (681 sq. ft.)**, provides the following:-

Store	63.26m ² (681 sq. ft.)
-------	-----------------------------------

ANNEX BUILDING

This area was inaccessible and we assess that this has a total gross internal floor area of approximately **155.41m² (1,672 sq. ft.)**.

4. RATING:

The premises have previously been used for religious purposes and do not therefore have a Rateable Value. The property will require re-assessment for rating purposes following a change of use.

5. SERVICES:

We understand the premises benefit from all mains services and are heated by central heating served by a Potterton boiler.

No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENURE:

The property is offered for sale by way of a new 999 year lease with a peppercorn rent payable.

7. TERMS:

The long leasehold interest is offered for sale at offers in the region of £600,000.

8. EPC:

As the property has been used for religious purposes an Energy Performance Certificate (EPC) is not required.

9. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB
TEL:- 01274 307910**

ANDREW WARD MRICS

26 February 2024

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.