



For Sale - Large Church Premises with on site car park

The Noble Street Independent Methodist Church, Noble Street, Bolton, North West, BL3 6JR

10,308 ft² (957.61 m²)

- Large Church Premises
- Suitable for a variety of uses
- Close to the University of Bolton
- Historic Building
- Car Park to the rear
- Popular location

Description

The property comprises of an detached church premises with a rear car park constructed in around 1872. It is of traditional brick construction with some stone detailing, the same being set beneath a pitched and slated roof covering. The total site area is 0.22 acres.

Internally, the property is arranged largely across ground and first floor levels, one half of the building is configured in a traditional church like manner with the other half providing a various rooms a large

meeting rooms which was previously used as a nursery, commercial kitchen area, along with a large theatre on the 1st floor with an upper floor balcony area.

Upon entry into the property, an internal entrance lobby leads through to a further internal lobby area, off which are located the disabled access WC facilities. The remainder of the ground floor space comprises of the main sanctuary.

Finally, accessed off the internal hallway, close to the main pedestrian entrance into the church, is a timber stairwell that leads to a tiered first-floor balcony area overlooking the sanctuary.

The car park is located to the rear of the property and is accessed off Rasbottom Street. It is fenced and surfaced and is used but the business across the road on an informal agreement.

Location

The subject property is located on Noble Street just off Derby Street, Bolton. Situated behind the local shopping parade, it is close to a number of local and national retailers such a Subway, McDonalds and KFC. The University of Bolton is also located within a short walk from the subject property.

Derby Street is a very well connected main arterial road that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway Network. It also provides direct access to both Bolton Town Centre and Bolton Train Station is within a 10-minute walk from the subject property.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor	5, 761 sq ft
1st Floor	3,915 sq ft
2nd Floor	629 sq ft
Total	10,308 sq ft

Tenure

We have been informed the property is held freehold.

We would recommend you make your own investigations in this regard.

Price

Seeking offers over £350,000 for the property on an unconditional basis subject to contract.

Planning Use

The property is currently used as a church under F1 Use - Learning and non-residential institutions.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Not Applicable - The subject property is a place of worship and therefore exempt from rates

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
01204 221 030 info@fletchercre.co.uk

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