

REF: 1667



KINGDOM HALL | CURLEW CLOSE | LETCHWORTH | SG6 4TC

USE CLASS F1 (D1) PURPOSE BUILT SINGLE STOREY DETACHED PLACE OF WORSHIP
APPROX. 3,085 SQ. FT. (286.57M²) GIA. VAST OUTSIDE SPACE/PARKING.

LONG LEASEHOLD FOR SALE



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Standing in an extensive corner site of approximately 0.474 acres (0.192 HA).

Substantial on site car parking.

Seating capacity of about 130 extending to about 165 including attendants.

Located in a predominantly residential area about 1.7 miles to Letchworth City Centre and station.

F1 use (formerly D1).

To be sold leasehold approximately 50 years unexpired at a fixed ground rent of £750 pax.

Available with vacant possession.

Reduced asking price, offers now invited in the region of £495,000.

Subject to contract.



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📍 LOCATION

The property is located in a predominately residential area at the corner of Curlew Close and Southern Way about 1.7 miles from Letchworth City Centre and Letchworth Station. Trains direct to Kings Cross in about 45 minutes.

Letchworth Garden City is the world's first Garden City, created as a solution to the squalor and poverty of urban life in Britain in the late 19th Century.



📍 THE PROPERTY

The property comprises a purpose built single storey place of worship standing in an extensive corner site of approximately 0.474 acres (0.192 HA).

This well maintained property is arranged as follows:

- Entrance lobby.
- Entrance hall.
- Ladies and Gents WC's and disabled WC.
- Fitted kitchen and food preparation area.
- Cleaners cupboard.
- Library with doors opening to main hall.
- Small meeting room with doors opening to main hall.
- Main hall approximately 14.37m x 12.34m (46' x 40') with stage area and 2 x walk in cupboards.

The main hall has seating for about 130 which can be extended to about 165 including attendants by using the library and small meeting room.

Gross internal floor area approximately 3,085 sq. ft (286.57m²)

📍 EXTERIOR

The property stands in an extensive corner site which extends to about 0.474 acres (0.192 HA). This corner site has a frontage to Southern Way of about 45M (145'). There is substantial on site car parking for about 33 vehicles in marked bays or more according to parking requirements.

📍 SERVICES

- Gas central heating.
- Air handling system (we are advised this is not currently working).
- There is a PA system which is available to purchase by separate negotiation.

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⦿ PLANNING

The property has planning permission for use class F1 (formerly D1) as a place of worship.

The use is currently restricted as per the terms of the head lease to “ a chapel for public religious worship and meeting place and such other uses as are commonly ancillary to such use and for no other purpose or purposes whatsoever”. Changes to the use will require amendments to the lease. Vendors would be willing to enter into a subject to planning deal if required, subject to negotiations and terms agreed.

⦿ EPC

As a place of worship the property is currently exempt from the energy performance requirements. This is subject to any future changes in the legislation.

⦿ RATING

As a place of worship we understand that the property is not listed for Business rates. This situation is subject to any future changes and accordingly prospective purchasers/tenants are advised to seek clarification from the Local Authority (North Herts Council) regarding any rates reliefs and or liabilities.

⦿ VAT

We are advised the property is not elected for VAT purposes.

⦿ TENURE

The property is held on a 99 years lease from 1973 thus having approximately 50 years unexpired at a fixed ground rent of £750 pax.

⦿ TERMS

Reduced asking price, offers now invited in the region of £495,000 for the long leasehold interest, subject to contract.

⦿ COSTS

Each party to be responsible for their own legal and professional costs.

⦿ HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone FRICS

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, 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.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

July 2022.

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