

Perry Bishop

PROPERTY MADE PERSONAL

Bath Central United Reformed Church Argyle Street, Bath, BA2 4BA



Important Listed building • Located in the heart of Bath City centre • Over 10,000 sq.ft. of accommodation over 3 floors • Open viewings by appointment - Mon 31st October, 2pm-3.30pm and Thurs 10th November, 11am to 12.30pm • For sale by informal tender

Offers In Excess Of **£1,000,000**

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Bath Central United Reformed Church

Argyle Street, Bath, BA2 4BA

Stairs and lift to 2nd Floor landing
Tobey Hall 17m x 14m = 238sqm (2,560sq.ft) incl. kitchenette

Location

The property is located in the centre of the town adjacent to retail and commercial very close to Pulteney Bridge. Argyle Street is the principle thoroughfare east from the centre whilst Grove Street is primarily residential.

Directions

The main entrance is located on Argyle Street as shown on the Promap attached at the back of this brochure. Postcode BA2 4BA.

Viewings

Viewings are strictly by appointment on two open days, with timed slots, to be held on Monday 31st October, 2pm to 3.30pm and Thursday 10th November, 11.00am to 12.30pm.

Please contact our Land Department on 01285 646770 to book your appointment to view.

Services & Tenure

The property is held with freehold title and is not, as far as we are aware, subject to any leases or any Reverted Clauses.

Vacant possession will be given upon completion of a disposal. The property will be sold subject to the standard United Reformed Church covenants, a copy of which can be supplied upon request.

As far as we are aware there are no other restricted covenants relating to the property that will have any adverse affect upon its value or marketability.

We are informed that mains electricity, water and drainage are connected to the property.

Local Authority

Bath & North Somerset District Council
beta.bathnes.gov.uk / Tel. No. 01225 394041

The Church

The building has frontage to both Argyle Street close to Pulteney Bridge, as well as return frontage to Grove Street. The main chapel dates back to 1789 and in addition there are a suite of community rooms. The accommodation as currently set out can be summarized as follows:

Argyle Street entrance:

Foyer 2.3m x 9.0m = 20.7sqm (220sq.ft) with cloaks and store access to Galleries

Church 21.75m x 14.1m 306sqm (3,300sq.ft)

Access to basement vaults including boiler rooms.

Grove Street entrance:

Foyer with cloaks and stairs up and down landing with lift

Back Vestibule 3.7m x 13m = 48.1sqm (520sq.ft)

Kitchen 3.1m x 6.9m = 21.4sqm (230sq.ft) commercially fitted

William Room 10.8m x 7.2m = 77.1sqm (835sq.ft)

Goodridge Room

Huntingdon Room

Stairs and lift to 1st Floor landing

Argyle Hall 11.5m x 14.1m = 162sqm (1,745sq.ft)

Trinity Kitchen

Trinity Lounge

Livingstone Room 5.1m x 5.2m 26.5sqm (285sq.ft)

Quiet Room





Town & Country Planning

The building is Grade II Listed and within the City Centre Conservation Area. Changes to its external appearance are very unlikely to be approved. It has until recently been used as a place of worship together with a variety of other community uses. This is under Class F1 of the Use Classes Order which does permit some other community uses. The buildings fronting Grove Street could have residential conversion potential. Interested parties should address their enquiries to the LPA with whom we have had no contact.

Method of Sale

The property is offered for sale by informal tender. Offers must be made in writing no later than noon on Wednesday 30th November 2022 at the offices of Perry Bishop, 2 Silver Street, Cirencester, GL72 2BL.

These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand or posted to our Cirencester office or by email to peterchambers@perrybishop.co.uk.

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible before or after the closing date, with all parties that have made an offer being notified accordingly.

IMPORTANT NOTES:

Offers may be made unconditionally, in which case contracts must be exchanged within 8 weeks of receipt of draft contract, and there will be an uplift provision of 50% of any increase in value attributable to a subsequent planning consent.

Alternatively, offers may be made subject to planning consent (details to be disclosed), in which case conditional contracts are to be exchanged within 8 weeks.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS

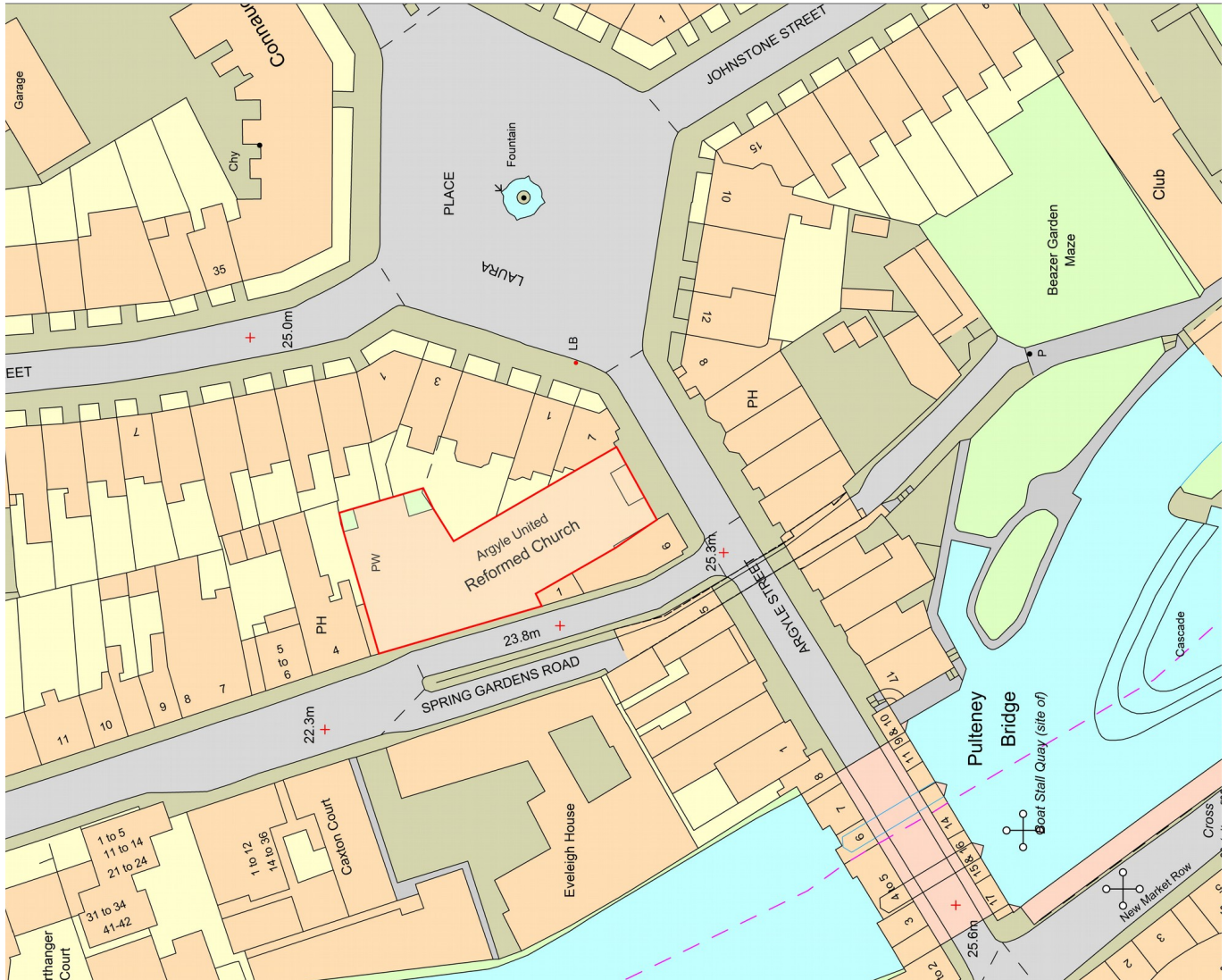
We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: landandnewhomes@perrybishop.co.uk





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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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