



## LITTLEBOROUGH UNITED REFORMED CHURCH 543.23 SQ M (5,847 SQ FT)

### FOR SALE

**LITTLEBOROUGH UNITED  
REFORMED CHURCH  
VICTORIA STREET  
LITTLEBOROUGH  
OL15 9DB**

- Offers in excess of £300,000
- Suitable for a number of alternative uses subject to planning permission
- Close proximity to town centre and public transport links
- Freehold

## LOCATION

The subject property is located fronting Victoria Street, between its junction with Lodge Street and Hare Hill Road, fairly central in Littleborough. Littleborough is a town within the metropolitan borough of Rochdale, Greater Manchester.

The immediate area is of a predominately residential nature, the majority of which are terraced premises. The property is situated within walking distance of the town centre and is also well located, within walking distance of the town's train station.

The subject property falls within the Littleborough Town Centre Conservation Area.

## DESCRIPTION

On the site, sits a religious facility, which we understand to have been constructed in the 1870's.

The property is constructed of traditional stone elevations set beneath a number of pitched and slated roof coverings. The property is predominantly of a single storey nature, with traditional single glazed timber framed windows and cast-iron rainwater goods.

Internally, the ground floor is configured to provide for a main open plan hall space, smaller hall, toilet facilities and a kitchen. The main hall benefits from double height vaulted ceiling.

The second floor of the property is situated to the right-hand side of the property and is configured to provide for a reasonable sized hall, with additional office and disabled WC off it, as well as a corridor leading to the external fire escape.

Externally, there is a small rear courtyard, which provides for a small garden area, part paved, with decking and a grassed area.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Ground floor	458.41 sq m	(4,934 sq ft)
First Floor	84.82 sq m	( 913 sq ft)
<b>Total</b>	<b>543.23 sq m</b>	<b>(5,847 sq ft)</b>

The site extends to approximately **0.08 hectares (0.181 acres)**.

## TENURE

Freehold—Title No: MAN117191.

It should be noted that there are further buildings which form part of the Freehold title, and which have subsequently been sold off on a Long Leasehold basis. We assume a Peppercorn Rent is receivable.

## SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## GUIDE PRICE

Offers in excess of £300,000.

## CONDITIONS

Please note, the Vendor has requested a number of sale conditions to be considered when making a proposal. Further details available upon request.

## VAT

VAT is not applicable.

## METHOD OF SALE

Offers invited before 12 noon on Monday 10th October 2022.

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to [akerr@lambandswift.com](mailto:akerr@lambandswift.com) and [nbroughton@lambandswift.com](mailto:nbroughton@lambandswift.com) for consideration by our client.

Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

## RATES

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

## EPC

Not Applicable.

## ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Block viewings will be taking place on the following days:

- \* Friday 9th September 2022— 10.00am—11.00 am
- \* Friday 16th September 2022—10.00 am—11.00 am
- \* Friday 23rd September 2022—10.00 am—11.00 am
- \* Friday 30th September 2022—10.00 am—11.00 am

Please note the above are the only available viewings opportunities:

Contact: Nathan Broughton  
 Telephone: 01204 522 275  
 Email: [nbroughton@lambandswift.com](mailto:nbroughton@lambandswift.com)

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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## SITE PLAN



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