

# FOR SALE

TRINITY UNITED CHURCH

POTENTIAL DEVELOPMENT OPPORTUNITY STPP

423.95 SQ M (4,563 SQ FT)

Lamb & Swift  
Commercial Property

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TRINITY UNITED CHURCH  
CHEETHAM HILL ROAD/GREENHILL ROAD  
MANCHESTER  
M8 9LG

Offers in excess of  
**£200,000**

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Well established location within the Cheetham Hill district of Manchester
- Highly prominent location
- 0.303 acre site
- To be sold by way of informal tender



### LOCATION

The subject property is located fronting Cheetham Hill Road (A665), at its junction with Greenhill Road within the Cheetham Hill district of Manchester.

Cheetham Hill is an inner-city area of Manchester, sitting circa 1.4 miles (2.3 km), north-northeast of the city centre and close to the boundary with the city of Salford. The district is bounded by the neighbourhoods of Broughton, Crumpsall and Collyhurst.

The district is dissected by Cheetham Hill Road, which is lined with independent retailers, cafes/takeaways, places of worship as well as terraced housing.

The subject property benefits from excellent transport links, being situated within the M60 Orbital Network, the M60 can be accessed at Junction 20, some 4 miles (6.43 km) to the north. The A665 Cheetham Hill Road provides direct access to Manchester City Centre, circa 2.4 miles (3.86 km) to the south.

### DESCRIPTION

The site itself extends to approximately 0.303 acres. On the site, sits a substantial church premises which, we understand, was constructed in the late Victorian era. The property is of solid brick construction and is set beneath a pitched and slated roof covering.

Internally, the property is arranged over ground floor and balcony levels.

The premises are, as you would expect, presented in a traditional church-like configuration and specification. Internal fittings include a single gallery with box pews and a central organ and pulpit to the rear.

At the front of the property there is an entrance foyer, together with staircase access at both left and right hand sides, which lead to balcony level. The main church has been divided by way of a floor to ceiling stud partition, which separates the main church from the church hall. Located to the rear of the property, are WC facilities and a kitchen.

The property can also be accessed from the left hand elevation, via a residential element with various ground floor rooms and a staircase leading to two bedrooms at first floor level. To the rear there is a vestry.

The property sits on a generous regular shaped and level plot.

### ACCOMMODATION

We have measured the property on a Gross Internal Area basis, in accordance with the RICS Property Measurement (2<sup>nd</sup> Edition), as follows:

DESCRIPTION	SQ M	SQ FT
Ground Floor	370.63	3,989
First Floor	53.32	574
<b>TOTAL</b>	<b>423.95</b>	<b>4,563</b>

### TENURE

The property is held Freehold under Title No: CU138807.

### SERVICES

The mains services connected to the property include water, gas fired central heating system, 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.

### BUSINESS RATES

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

### EPC

Not applicable.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### LEGAL COSTS

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



## FOR SALE

Offers are invited in excess of £200,000.

## VAT

We have assumed that VAT is not applicable upon the sale of the land and buildings. Prospective purchasers should, at all times, seek their own specialist advice on VAT issues if they have any doubt about the effect on any transaction.

## METHOD OF SALE

Offers are invited before **12 noon on Friday 29<sup>th</sup> March 2024.**

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to [disherwood@lambandswift.com](mailto:disherwood@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.

## VIEWING

Block viewings will be taking place on the following days:

- Friday 1<sup>st</sup> March 2024 – 1.00pm to 2.00pm
- Friday 8<sup>th</sup> March 2024 – 1.00pm to 2.00pm
- Friday 15<sup>th</sup> March 2024 – 1.00pm to 2.00pm
- Friday 22<sup>nd</sup> March 2024 – 1.00pm to 2.00pm

Plus other opportunities if required.

Telephone: 01204 522275

Contact: David Isherwood

Email: [disherwood@lambandswift.com](mailto:disherwood@lambandswift.com)

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