

White & Co

CHARTERED SURVEYORS



FOR SALE

CHURCH HALL (D1) WITH REDEVELOPMENT POTENTIAL

128.4 SQ M (1,379 SQ FT)

**FORMER SALVATION ARMY HALL
CITY ROAD
LITTLEPORT
ELY
CB6 1NG**

www.whiteandcosurveyors.com

LOCATION

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and two primary schools. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

DESCRIPTION

The property comprises a detached building, constructed around the turn of the last century as a Salvation Army Hall. The accommodation is set out at ground level with the footprint of the building occupying the majority of the site area. The internal arrangement comprises a meeting hall with ancillary offices, kitchen and W/C facilities.

The overall site area extends to approximately 0.0165 Ha (0.0409 Acres).

ACCOMMODATION

The property has the following Net Internal Floor Area (NIA):

	Sq M	(Sq Ft)	Height to Eaves
Entrance Lobby	7.4	(79)	3.5 m
Office	6.2	(66)	
Office	6.2	(66)	
Hall	96.3	(1,036)	
Kitchen	12.3	(132)	
Store	-	-	
W/Cs			
Total	128.4	(1,379)	

TENURE

The tenure of the property is freehold.

VIEWING

By prior arrangement with the joint agent Jason White.

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Subject to Contract.

Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.

