



FREEHOLD FOR SALE
Offers invited

DESCRIPTION

Spratt and Son are delighted to offer this excellent opportunity to purchase the Freehold interest of this attractive and substantial building considered suitable for a variety of commercial uses, subject to obtaining any necessary consent.

The Grade II Listed property, which was built in the 1800's, comprises a former church with accommodation extending to a gross internal area of approximately 5,326 sq ft.

Externally, the property benefits from mature lawned grounds to two sides and hard standing providing off road car parking.

LOCATION

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester. Worthing has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The property occupies a prominent corner position fronting Gratwicke, Shelley and Eriswell Roads. Worthing's main shopping precinct, seafront and promenade with their mix of high street and independent restaurants, cafes, bars and hotels are within walking distance, whilst Worthing Mainline Railway Station is within one mile.

PRICE

Offers are invited for the freehold interest.

LEGAL AND GENERAL NOTE

1. All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC). Whilst the DMPC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.
2. In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.
3. Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

COVENANTS

Please note that Covenants will be included when disposing of the property. These are designed to ensure the property is used for authorised purposes only and to prevent unauthorised alterations or demolition. Copies of the standard covenants are available upon request.

FIXTURES & FITTINGS

The vendors reserve the right to remove any of the stained glass windows, pews, the pulpit, font and other furnishings prior to completion (subject to Listed Building Consent).

The vendors also reserve the right to remove any memorials prior to completion.

PLANNING PERMISSION

The building is Grade II Listed.

We understand that the property would have previously benefitted from D1 use under the Town and Country Planning (Use Classes) Order which now falls under Use Class F1.

We would recommend that interested parties make their own enquiries regarding planning permission prior to entering into an agreement.

LOCAL AUTHORITY

Worthing Borough Council.

Planning & Development - 01903 221065

TERMS

Offers are invited for the Freehold interest with full vacant possession.

Prospective purchasers must submit offers in writing to the offices of Spratt and Son, subject to the following stipulations:

1. Offers must be accompanied by sketch plans and written details of the proposed use of the property.
2. The Vendors do not bind themselves to accept the highest or any offer, The vendors will also take into account the suitability of the proposed use/s in light of the previous religious use.
3. The offer must state clearly the price which the applicant is prepared and able to offer and provide any details that the offer may be subject to. Any successful offeror will be asked to provide proof of funds along with the likely acceptability of their proposal by the local planning authority.

Conditional acceptance of an offer will be subject to:

1. The outcome of the publication of a draft pastoral (church buildings disposal) scheme for the proposed use/s and disposal of the property under the provisions of the mission and pastoral measure 2011, including a statutory period of public consultation, and prospective purchaser being granted planning and listed building consent (if appropriate) for their proposals.
2. Approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisors.



Spratt & Son

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Evolving Property

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LEGAL FEES

Each side are responsible for their own legal fees

ACCOMMODATION

The accommodation with approximate sizes briefly comprises:

Entrance Vestibule 79 sq ft

Entrance Foyer

Maximum overall depth 18'6

Maximum overall width 41'8

Approximate area 770 sq ft

Store Room 114 sq ft

Main Church

Maximum overall depth 78'

Maximum overall width 50'

Approximate area 3693 sq ft

Vestry 186 sq ft

Office 484 sq ft

WC

GROSS INTERNAL AREA 5326 sq ft



EXTERNAL

The property has grounds to three sides. There are matured lawned gardens to the north and eastern sides, whilst the western area is laid to asphalt and provides off road parking with vehicular access from Eriswell Road.

EPC

The property is exempt from the requirement of an Energy Performance Certificate as both a Listed Building and a place of worship.

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.