

**For
Sale**

Trinity Methodist Church

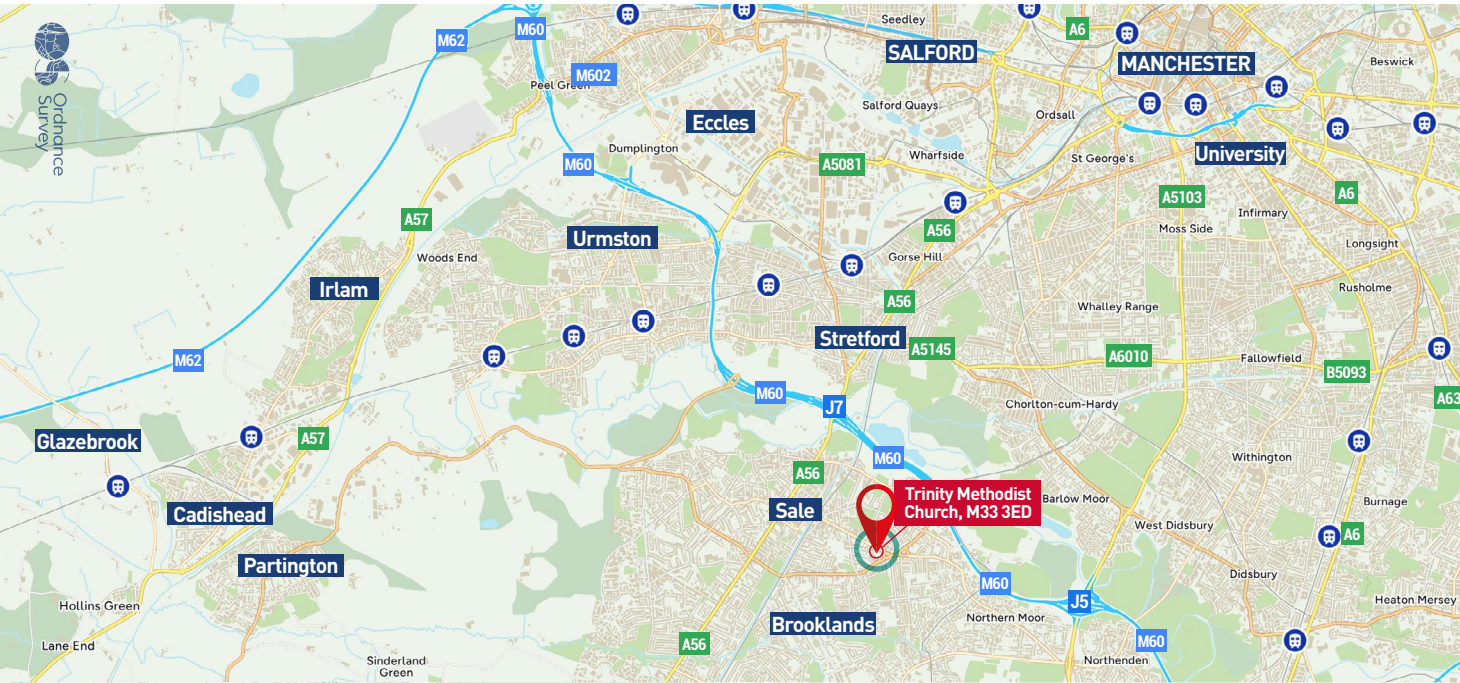
| Trinity Road | **Sale** | Manchester | **M33 3ED** |

**Lambert
Smith
Hampton**



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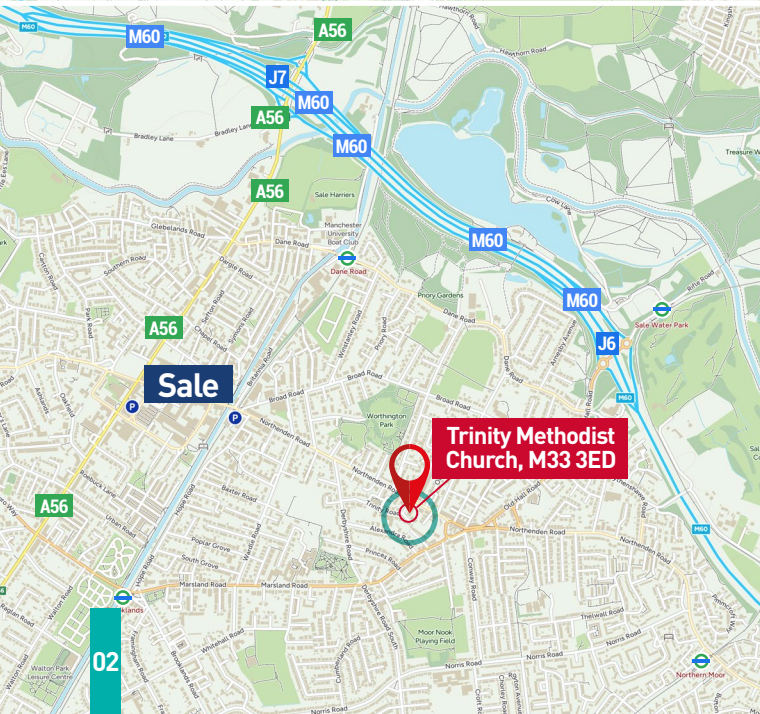
508.35 Sq M (5,472 Sq Ft) on 0.08 Hectares (0.19 Acres)



Description

The property comprises a part two storey building providing a church hall and ancillary accommodation with dedicated parking to the front of the property. The Property was constructed in the 1960's as an extension to the original Methodist Church fronting Northenden Road directly to the North of the relevant land which has previously been sold off and converted to provide office and ancillary accommodation. The property is linked to the original Church to the rear of the property via the fire escape.

The property has a Gross Internal Area (GIA) of 508.35 sq. m (5,472 sq. ft) on a site of 0.08 hectares (0.19 acres) and has been measured in accordance with the RICS Code of Measuring Practice.




Location & Situation

Trinity Methodist Church is located on Trinity Road accessed from the B5166 Northenden Road in the Sale Moor district of Sale approximately 0.6 miles from Sale town centre and approximately 6 miles South-West of Manchester City Centre. Sale station is within 0.6 miles of the property which provides access to the Metrolink network across Greater Manchester. Local amenities are within a short walk in Sale Moor village. The property is situated within a predominantly residential area.



Site

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Business Rates

We would advise interested parties to make their own enquiries with the VOA.

EPC

As a place of worship, the property is exempt from an EPC.

VAT

The property is not elected for VAT.

Legal costs

Each party to bear their own legal costs incurred on the transaction.

Tenure

The property is held **Freehold**. Land Registry number **MAN200207**.

Anti-Money Laundering

The purchaser will need to be validated for money laundering regulations.

Purchase Price

£550,000 (Five hundred and Fifty thousand pounds).

SUBJECT TO CONTRACT

Viewing and Further Information

Viewing strictly by prior appointment with the sold agents. Please contact:

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