

FOR **SALE**
Former Chapel

**GROVES CHAPEL
CLARENCE STREET
YORK YO31 7EW**

Grade II listed former Wesleyan Chapel + extensive 2 storey rear offices



8,748 sq ft (812.75 sq m)
approximately, gross internal area

Suitable for redevelopment (subject to planning)



Grade II listed former Wesleyan Chapel + extensive 2 storey rear offices

LOCATION

The property is situated close to York city centre on the western side of Clarence Street at its junction with both Wigginton Road (B1363) and Haxby Road. Groves Chapel is approximately 0.5 miles from the city centre itself. The A1237 York Outer Ring Road is approximately two miles to the north and this provides access to all areas of the city, the A19, A59 and the national motorway network (A1/M1) link road via the A64.

DESCRIPTION

The property was originally constructed as a Wesleyan Chapel in the early 1880's and is of light red brick construction with sandstone dressings, underneath a pitched and hipped slate covered roof. The property, which is Grade II listed, has more latterly been used as offices and for training purposes, with ancillary storage. It comprises 2 interlinked elements, namely two-storey offices at the rear, and the actual former chapel itself with curved first floor gallery. Internally the rear part of the property is now used in the main as offices, benefitting from gas central heating, carpeted floors, emulsioned walls and suspended ceilings with fluorescent lighting. Male, female and disabled WC's are provided at ground floor level together with a kitchen.

ACCOMMODATION

We have undertaken a measured inspection of the property in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and calculate the gross internal floor area as follows:-

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor Rear	Offices	271.12 sq m	2,918 sq ft
First Floor Rear	Offices	239.75 sq m	2,581 sq ft
Former Chapel	Storage	301.88 sq m	3,249 sq ft
Total Accommodation		812.75 SQ M	8,748 SQ FT

In addition there is a stepped gallery area within the chapel which totals approximately 205.9 sq m (2,216 sq ft).

SERVICES

We understand that all mains services are connected.

RATES

To be assessed.

PARKING

Externally to the rear is a parking area for approximately 24 cars, which is included in the sale.

RESTRICTIVE COVENANT

There is a restrictive covenant attached to the title as follows: "The Purchaser covenants with the Vendors that no part of the Property shall be used for the manufacture distribution sale or supply of intoxicating liquors or for any purpose in connection with the organisation or practice of gambling in any of its forms or for use as a public dance hall."

TERMS

The property is available to purchase freehold, and offers over £435,000 are invited.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Flanagan James will be deemed exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy will be made available to interested parties.

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This is how energy efficient the building is.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with the sole agents:

Flanagan James
PROPERTY CONSULTANTS
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