

**FORMER WORPLESDON UNITED REFORMED
CHURCH PREMISES
FOR SALE FREEHOLD**

1,884 sq ft (175 sq m) approx.



**WORPLESDON UNITED REFORMED CHURCH
PERRY HILL • WORPLESDON • GUILDFORD • SURREY • GU3 3PH**

LOCATION:

The subject property is situated in Perry Hill which is an area on the outskirts of Guildford being approximately 3 miles from Guildford Town Centre via the A320 and some 7 miles from junction 3 of the M3 motorway at Lightwater whilst Woking is some 4 miles from the property. Road communications to Woking, Guildford and the national motorway networks are excellent. Worplesdon mainline railway station is situated approximately 2 miles from the subject property which provides a frequent service to London (Waterloo) and Guildford whilst Guildford and Woking provide a more frequent and faster service.

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DESCRIPTION:

The subject property comprises a detached purpose built Chapel being of brick construction beneath a pitched and tiled roof that was built in 1822. More recently (circa 1993/94) a single storey extension has been added to the rear providing broadly open plan space in addition to Kitchen and WC facilities.

Overall the accommodation is arranged to provide the main Church Hall/Sanctuary to the front and a large Hall to the rear whilst located between the two main areas are Kitchen, WC facilities, a small Office and Store.

To the outside there are semi-landscaped grounds and the potential for off street parking subject to obtaining the requisite consents and approvals, clearly however applicants are advised to make their own enquiries with the Local Planning Authority.

ACCOMMODATION: (all areas are approx.)

Main Church Hall/Sanctuary (front)	64.97 sq m	
Church Hall (rear)	53.56 sq m	
Office/Vestry	7.82 sq m	
Kitchen		
WC facilities		
Total (Gross Internal area)	1,884 sq ft	175 sq m approx.

Note: Plans available upon request.

TERMS:

The property is being offered For Sale with Full Vacant Possession.

TENURE:

Freehold.

PRICE:

£650,000.00 for the benefit of the Freehold interest.

VAT:

VAT is not applicable.

LEGAL COSTS:

Each party to bear their own professional and legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

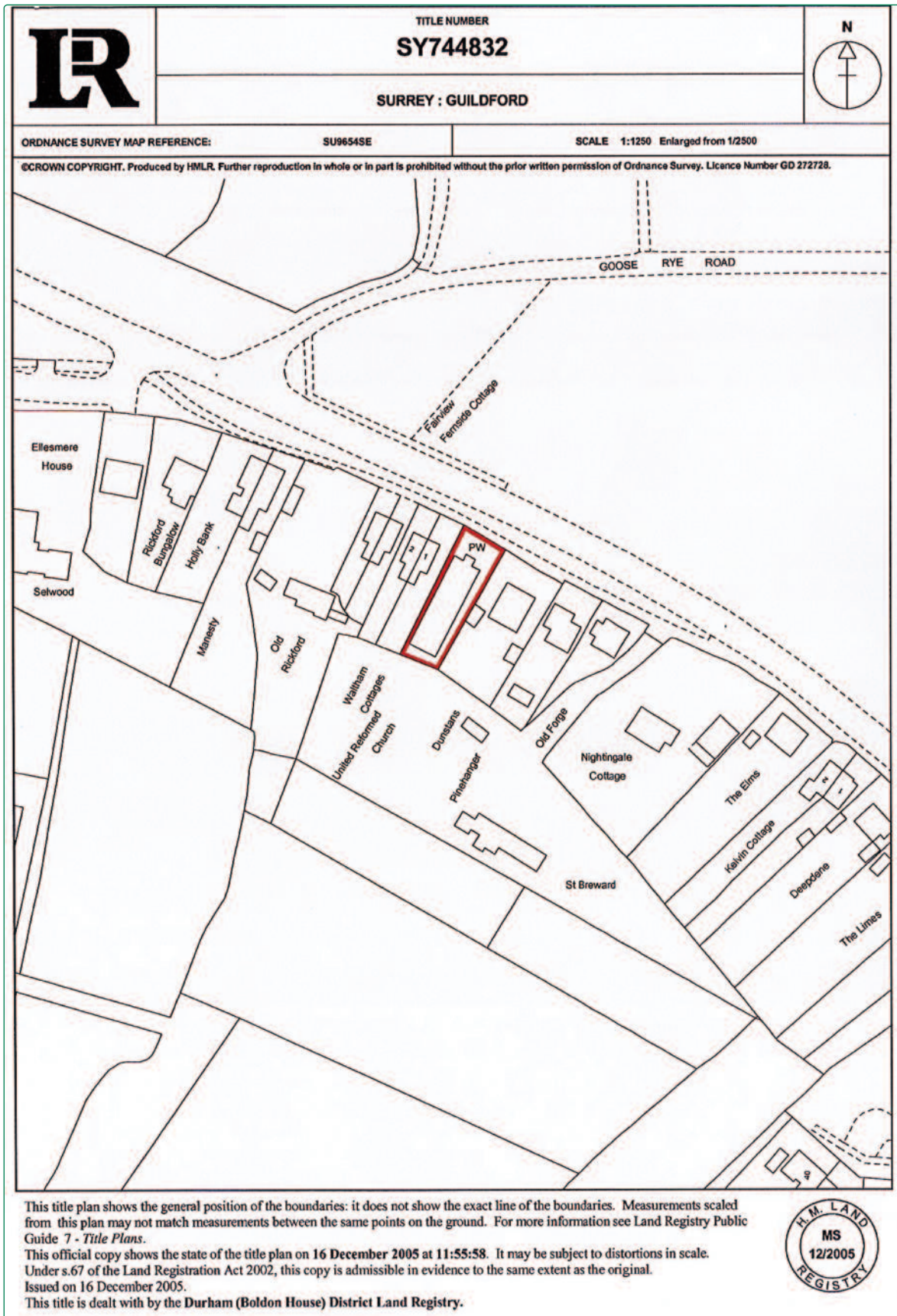
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NOTE:

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