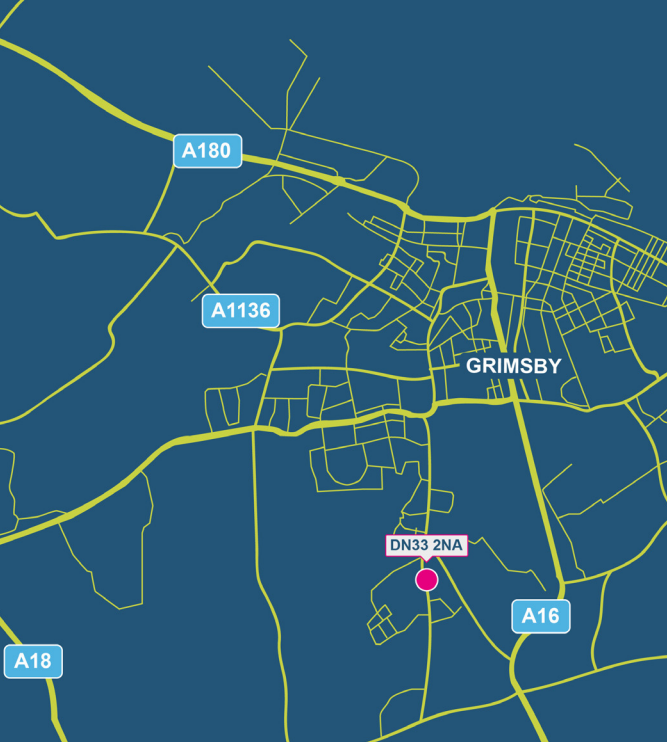




**BANKS
LONG&Co**

ST JOHN FISHER CATHOLIC CHURCH HALL,
WALTHAM ROAD, SCARTHO, GRIMSBY, DN33 2NA

- Church Hall sitting on a site of about 0.33 hectares (0.81 acres)
- 232.74 sq m (2,523 sq ft)
- Attractive residential location
- Close to amenities such as shops and takeaways
- Suitable for a variety of uses STP
- **FOR SALE**



LOCATION

The property is situated within Scartho, a suburb lying to the south of Grimsby town centre, that lies about 2 miles to the north.

Grimsby is a large town situated on the south bank of the Humber Estuary, within the Unitary Authority of North East Lincolnshire. With the adjoining town of Cleethorpes the resident population is 80,243 (2011 Census) of which circa 11,000 live in the village of Scartho. The town enjoys good road links to the national road network via the A180 that becomes the M180 about 15 miles to the west of the town. The City of Lincoln lies about 40 miles to the south and Scunthorpe about 20 miles to the west.

The property is located in a well-established residential area close to the village amenities that includes a good retail offer a short distance to the north on Waltham Road which includes a Spar Convenience Store.

PROPERTY

A single storey church hall constructed in brick under a part pitched/part flat roof lying on a site of about 0.33 hectares (0.81 acres) with a large tarmac surfaced parking area to the front. The site has a depth of 73m (239 ft) a frontage to Waltham Road of about 53m (174 ft).

EPC - Not applicable

TOWN AND COUNTRY PLANNING

The existing use of the property falls within Use Class D1 (Non Residential Institutions) of the Town and Country Use Classes Order 1987 (as amended). Other uses falling within this use class include; clinics, health centres, crèches, day nurseries, schools, art galleries, museums and libraries, in addition to the existing use as a place of worship/church hall.

Furthermore in our view – subject to the receipt of planning permission - the site has potential for alternative uses including residential. The building is not Listed nor is it located within a Conservation Area.

ACCOMMODATION

Having measured the property on a Net Internal Basis under the RICS Code of Measuring Practice the property has the following floor areas:-

Lobby	24.96 sq m	(287 sq ft)
Hall	194.58 sq m	(2,094 sq ft)
Kitchen	13.20 sq m	(142 sq ft)
Men's WC	-	
Ladies WC	-	
Disabled WC	-	

Total NIA: 232.74 sq m (2,523 sq ft)

SERVICES

Mains electricity, water and drainage are connected to the property.

TENURE

The property is being sold freehold with vacant possession on completion.

PRICE

Offers are invited for the freehold interest.

The site will be sold subject to an overage provision under which the vendor will be entitled to 75% of the uplift in the value of the site on the grant of planning permission for a higher value use other than the existing D1 (Non-Residential Institutions) use, for a period of 25 years from the sale of the property.

VAT

VAT is not payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs incurred in connection with the sale.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 9031/2017