



Place of Worship **FOR SALE**

Kingdom Hall, White Hart Lane, Wellington, Somerset, TA21 8HN

- Located within Wellington's town centre.
- Currently D1 Community use inc. religious, gallery, nursery and clinic uses.
- Potential for conversion to offices, retail or other uses subject to planning.
- Total 1,104 sq ft comprising large hall, office and WCs.

Freehold Guide Price: £95,000

Location

The premises' are located in White Hart Lane just off the High Street within Wellington's town centre.

Wellington is within a short drive of the A38 and Junction 26 of the M5 motorway. The town has a population of approximately 12,000 and has a thriving town centre, whilst benefitting from extensive ongoing residential and commercial development to the east.

Description

The property has been well looked after and is currently being used as a place of worship by the Jehovah's Witnesses.

Access into the building is via two large doors off White Hart Lane which in turn lead you into the reception and cloakroom area. The main hall is a large open plan space with a suspended ceiling, air ventilation system and carpets throughout. The property also benefits from a small office, disabled WC, unisex WC and large loft space.

Services

Mains water, electricity, drainage and gas are connected. The premises' benefit from a gas fired central heating system.

Accommodation

Approximate net internal floor areas are as follows:-

Hall	89.57sq m	964 sq ft
Office	8.25 sq m	89 sq ft
Reception	2.96 sq m	32 sq ft
Cloakroom	1.73 sq m	19 sq ft
Total	102.51 sq m	1104 sq ft

Business Rates & Council Tax

These premises have not been assessed for business rates due to being a place of worship. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

Small Business Rates Relief of up to 100% is available to some occupiers with a rateable value less than £15,000pa.

Energy Performance Certificate

This property does not require an EPC due to being a place of worship.

Price

The property is available for sale freehold with vacant possession at a guide price of £95,000.

VAT

The premises are not registered for VAT therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes
Greenslade Taylor Hunt
9 Hammet Street, Taunton, Somerset, TA1 1RZ
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Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.