

## **FOR SALE** DETACHED CHURCH BUILDING WITH OFFICES

Hope House, 117 Jumpers Road, Christchurch BH23 2JS



- **Gross Internal Area Approx 175.6 sq m (1,890 sq ft)**
- **Net Internal Area Approx 124.9 sq m (1,344 sq ft)**
- **Suitable for other uses including medical, office or residential redevelopment (subject to planning)**
- **Forecourt Parking**

## LOCATION

The property is located in a predominantly residential area approximately 3/4 mile from Christchurch Town Centre.

Jumpers Road is accessed from Fairmile Road which provides a link via Hurn Road to the A338 dual carriageway at Blackwater Junction.

There are bus services in Fairmile Road and Christchurch Railway Station with its main line service to London Waterloo is less than 1/2 mile from the property.

## DESCRIPTION

The property comprises a detached two storey church building with ancillary offices which has been upgraded and improved in recent years and the roof space converted to provide additional offices.

It is built in brick with a pitched roof covered with 'Eternit' slates. The specification of the property includes the following:-

- Gas central heating
- Fully carpeted
- Disabled WC with tiled shower
- A mixture of open space and cellular offices

The property is arranged to provide the following accommodation:-

### Ground Floor

Reception hall with built in cupboards

Reception office

Worship area/main hall open to timber lined roof and with built in cupboards

Kitchen off with servery and fitted with floor and wall units, sink unit and basin

Inner hall leading to:-

3 separate offices

Disabled WC with tiled shower area

Ladies and gents toilets

Staircase from inner hall to:-

### First floor

Open office area with sloping ceilings and roof lights

Gross Internal Area – 175.6 sq m (1,890 sq ft)

Net Internal Area – 124.9 sq m (1,344 sq ft)

The property stands on a rectangular site providing forecourt parking with space for 3/4 cars.



## TENURE

Freehold with vacant possession upon completion.

## GUIDE PRICE

Offers invited in the region of and in excess of £300,000.

## PLANNING

The property has been used for many years as a church which falls within Class D1 of the Town & Country Planning (Use Classes) Order 1987 as amended.

Class D1 includes use for medical and health services, crèche, day nursery, day centres, non-residential education and training centres.

We consider that the property would be suitable for other uses including offices (Class B1) or residential redevelopment subject to the necessary planning consents.

## BUSINESS RATES

The property is not currently included in the Rating List for business rates.

## ENERGY PERFORMANCE

The property is exempt from the requirements for an Energy Performance Certificate as it is a church building.





## VIEWING

Strictly by appointment with the Sole Agents, Sibbett Gregory.

Contact: Jayne Sharman - 01202 661177  
[jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)

## FINANCE ACT 1989

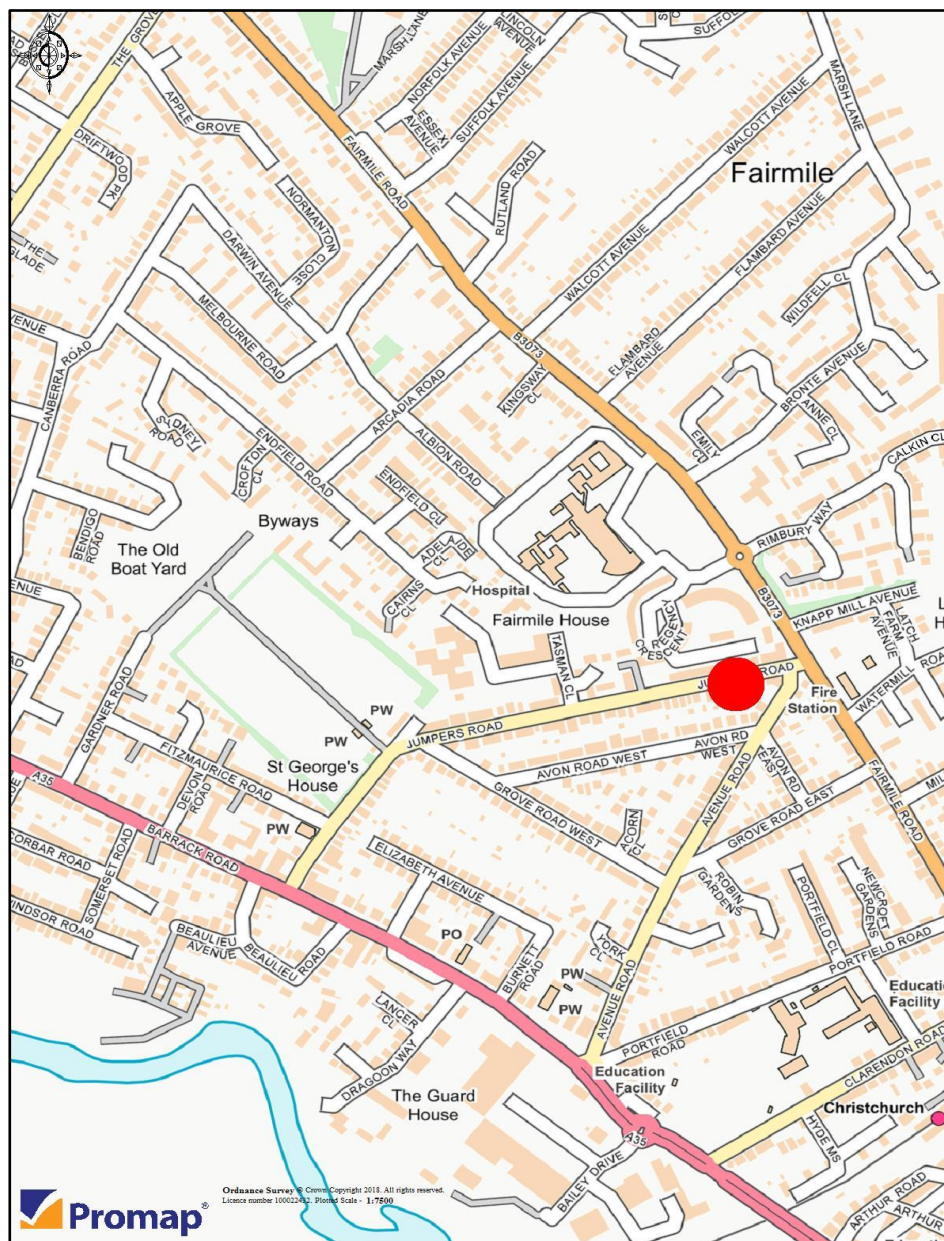
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.



**Hope House, 117 Jumpers Road, Christchurch**



