

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

FOR SALE



SPENCER MASONIC HALL, HAGUE STREET, GLOSSOP, SK13 8NJ

FORMER SUNDAY SCHOOL/DEVELOPMENT OPPORTUNITY

Gross Internal Area - 350sq.m (3,765sq.ft) or thereabouts

Additional Basement Space

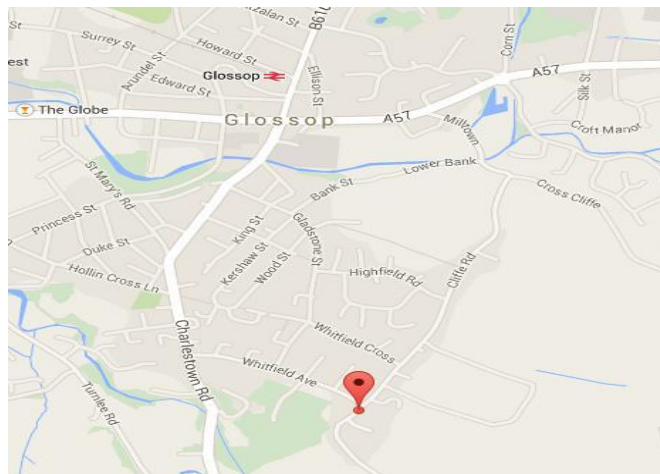
Freehold

Pleasant Location with Stunning Views

FOR SALE: OFFERS IN THE REGION OF £350,000

For more information call: **0161 925 3232**

Spencer Masonic Hall, Hague Street, Glossop, SK13 8NJ



DESCRIPTION

We are pleased to confirm, instructions received, to market the premises, known as Spencer Masonic Hall which extends to 350sq.m (3,650sq.ft) or thereabouts. Constructed in 1832, re-built in 1885 and originally used a Sunday School. Suitable for a number of uses (subject to consent) and viewing is encouraged to appreciate them accommodation on offer.

LOCATION

Located at the junction of Whitfield Avenue and close to Hob Hill Lane, in a pleasant position with stunning views, and within the conservation area of Whitfield.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.34m x 1.35m (10'11" x 4'5") stairs to first floor, understairs storage cupboard, electric meters & alarm panel.

Main Hall 12.27m x 10.03m (40'3" x 32'11") with bar area off stairs to cellar and W.C. Kitchen 5.56m x 3.09m (18'3" x 10'2")

Side Entrance with second staircase to first floor and ladies toilets.

FIRST FLOOR

Landing

Room 1- 5.58m x 3.10m (18'4" x 10'2")

Hall 11.71m x 10.17m (38' 4" x 33'3") with wood panelled ceiling, stage. Room 2- 3.23m x 10.10m (10'8" x 33'1")

BASEMENT - Extending to approximately 66sq. m (715sq. ft) with a head room of 2.26m.

EPC RATING: F

SERVICES

We understand that all mains services will be available, however no checks have been made.

TENURE

We are advised that the property is Freehold, however solicitors should confirm this further.

LOCAL AUTHORITY

High Peak Borough Council, Hayfield Road, Chapel en-le Frith, High Peak, SK23 0QJ.

Tel No: 01298 28400 or 0845129 7777.

PLANNING

We understand that the current planning use on the premises is D1 (non residential institutions). For all planning enquiries please contact the local authority.

VAT

We are not aware that VAT is payable and solicitors should confirm this.

VIEWING ARRANGEMENTS

Viewing arrangements strictly by prior appointment please with the sole agents, Ryder & Dutton, Commercial Department. Tel No: 0161 925 3232.

WEB SITE

The details, along with others can be viewed by visiting www.egpropertylink.com

All enquiries will be dealt with through this office.