

Sunderland: 0191 5658844
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For Sale/To Let

Former Methodist Church

80 Redcar Road
Redhouse
Sunderland
SR5 5RQ

- Former **Church** premises
- Extensive frontage to **Redcar Road**
- Detached building totalling **4309 ft² (400.31 m²)**
- Fenced and grassed site totalling **0.51 acres**
- Access to **N. Hylton Rd, Wessington Way** and **A19**
- Suit variety of uses incl. **redevelopment STP**

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

The property is located with the residential suburb of Redhouse on the northern bank of the River Wear with good accessibility to North Hylton Road, Wessington Way and in turn the A19 and the region.

Description

The property was originally constructed as a Methodist church in the 1950's of single storey detached pitched roof construction with a wraparound single storey brick and flat roofed extension added some time later to the northern and western elevations. The building provides main church hall with meeting rooms and ancillary accommodation and sits centrally on a large grassed and fenced site extending to approximately 0.51 acres. The site has extensive frontage to Redcar Road of approximately 52m with return frontage to both Radcliffe Road and Redcar Square.

Accommodation

The property briefly comprises as follows:-

Ground Floor	ft2	m2
Church	2026	400.31
Offices/Kit/Meeting rooms & WC	2287	212.46
TOTAL	4309	400.31
Externally		
Grassed and fenced site totalling 0.51 acres		

Tenure

We are advised the property is Freehold

Asking Price

Offers in the region of **£225,000 (two hundred and twenty five thousand pounds)**.

VAT

The property is not elected for VAT.

Leasehold

Alternatively a new Lease is available on FRI terms at a commencing annual rental of **£17,500** for a term of years to be agreed.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office website states that the property currently holds an exemption from business rates due to its classification as a place of worship.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4393

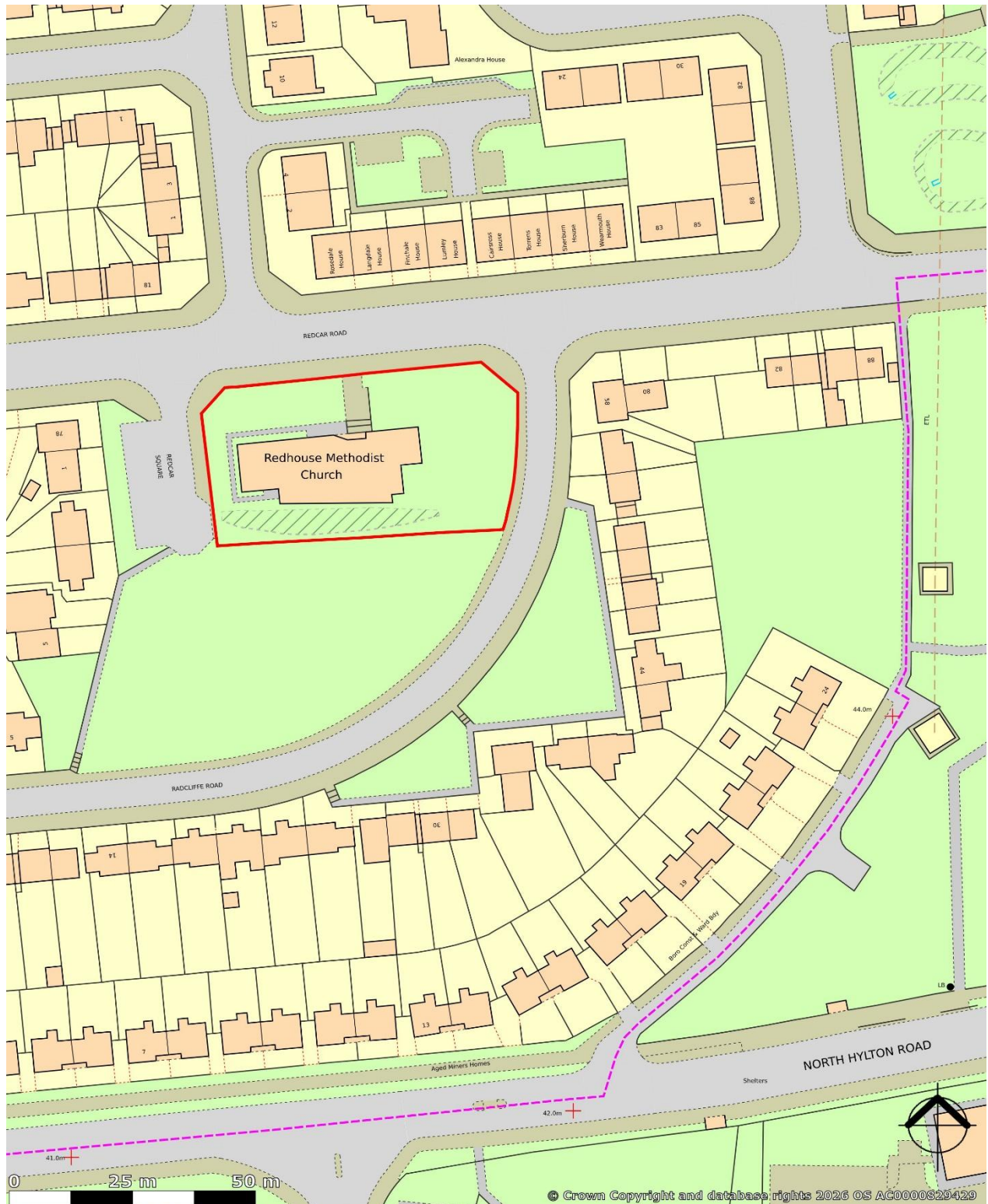
EPC

We understand it presently holds an EPC exemption as a place of worship.



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