

**DETACHED GOSPEL HALL / MEETING ROOM WITH LARGE REAR
CAR PARK
SUITABLE FOR COMMUNITY USES OR RESIDENTIAL
CONVERSION / DEVELOPMENT (STP)**

**ADJ 6 MACDONALD ROAD
WYKEN
COVENTRY
CV2 5FF**



- **SITE AREA: 0.173 acres (0.07 Hectares)**
 - **GIA: 84.33 SQ. M / 908 SQ. FT**
- **Hard Surfaced Forecourt and Rear Car Park**
 - **Established Residential Area**

FOR SALE FREEHOLD

GUIDE PRICE: £200,000

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

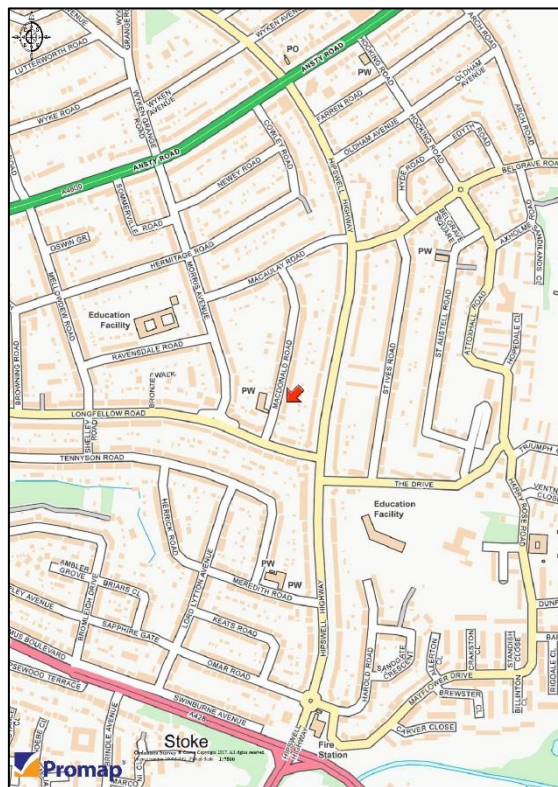
PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

Location Plan



These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

The property stands within the Stoke area of the city, approximately 2 miles to the east of the city centre within what is a predominantly residential area.

MacDonald Road is accessed from Longfellow Road and the A4600 Walsgrave Road/Hipswell Highway which provides good road links into the city and to the Midlands motorway network. The area is well served by the usual local amenities and facilities.

The University Hospital, Walsgrave is within approximately 1 mile to the north east.

DESCRIPTION

The property is located on the eastern side of MacDonald Road, occupying a rectangular site of 0.173 acres with a gentle downward slope running west to east. The meeting room which stands to the front of the site is of cavity brick construction under a pitched and hip tiled roof with rendered side and rear elevations. Original window apertures have now been bricked up. The building is accessed through a central entrance door.

Double entrance gates on the MacDonald Road frontage provide vehicular access to both sides of the building leading to a substantial tarmacadam surfaced rear car park.

ACCOMMODATION

The accommodation consists as follows:-

	Sq. m	Sq. ft
Reception Area	8.69	93.5
Cloakrooms – Male and Female with toilets	12.9	138.9
Hall – Suspended ceiling and air conditioning - 8.95 x 6.56	58.71	632.0
Rear entrance lobby	4.03	43.4
Boiler room		
GROSS INTERNAL FLOOR AREA	84.33	907.8

PLANNING

It is assumed that the property has consent for existing use purposes.

The building is considered suitable for continued community use or for residential conversion/development, subject to relevant planning consent.

Applicants should make their own enquiries to the Planning Department.

We understand that a sale has been agreed on the former Methodist Church site opposite, subject to planning consent for residential development.

SERVICES

All mains services are understood to be connected.

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

G, 337

TENURE

Freehold with vacant possession.



