

DETACHED MODERN GOSPEL HALL / MEETING ROOM SUITABLE FOR COMMUNITY USES OR RESIDENTIAL CONVERSION/DEVELOPMENT

THE GOSPEL HALL
PALMERSTON ROAD
EARLSDON
COVENTRY
CV5 6FH



GIA 57.2 SQ. M / 616 SQ. FT

- **Constructed 1986 of Brick and Tile**
 - **Hard Surfaced Forecourt**
 - **Rear Garden**
- **Attractive and Popular 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, fixtures 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.

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, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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.

The Gospel Hall, Palmerston Road, Earlsdon, Coventry

LOCATION

The property is situated south west of the city centre within the residential district of Earlsdon a popular suburb of the city providing a wide range of housing well served by its own retail centre and community facilities.

The property stands on the southern side of Palmerston Road which backs onto Beechwood Avenue. These properties are predominantly large detached or semi-detached houses. Beechwood Tennis and Golf Club are within close proximity.

DESCRIPTION

A detached purpose built meeting room constructed circa 1986 immediately adjacent to number 10 Palmerston Road/44 Beechwood Avenue. Access from the road is through double gates to a tarmacadam forecourt area with brick paviour to the side and a small rear garden. The plot is well screened by boundary hedges and fencing. We refer you to the attached ordnance survey extract.

The building is of brick and tile construction with mansard style roof screening a flat felted central section. Windows are timber double glazed. Heating is from electric convector heaters with air conditioning to the hall.

ACCOMMODATION

| | | Sq.m | Sq. ft |
|----------------------------------|----------------|-------------|---------------|
| Recessed Porch | | | |
| Reception Entrance | (2.77 x 4.015) | 11.12 | 119.7 |
| Disabled Toilet | | | |
| Plant Room | | | |
| Meeting Room | (6.68 x 6.9) | 46.09 | 496.2 |
| GROSS INTERNAL FLOOR AREA | | 57.2 | 616 |

TENURE

The property is freehold.

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PLANNING

The property has consent for existing use purposes, subject to conditions.

The building is considered suitable for continued community use or for residential conversion/development, subject to planning consent. Applicants should make their own enquiries to the Planning Department.

EPC

To be confirmed.

SERVICES

All mains services are understood to be connected.

GUIDE PRICE

£200,000 (Two hundred thousand pounds)

