



HARWOODS

Chartered Surveyors & Estate Agents

**DEVELOPMENT OPPORTUNITY
MID-TERRACED MEETING HALL
WITH LAND TO THE REAR**

**GIA Main Hall – 240 sq m (2583 sq ft) approx
Site Area – 0.11 of an Acre**



**THE SALVATION ARMY HALL
17 NEW STREET
ROTHWELL
NORTHANTS NN14 6EU**

FOR SALE - £124,950 Subject to Contract for the Freehold Interest

The property comprises a single storey mid-terraced hall with garden land and Scout Hut to the rear. The property originates from 1900 with main walls being solid brick construction with pitched slate roof over. Ground floor is of solid construction. Windows to the property are timber casement construction, single glazed and double glazed timber casement to the rear and side. The Scout Hut to the rear of the property is a temporary construction with pitched sheet asbestos roof and mono-pitched felt clad roof. The property is situated on New Street which is to the north of the town of Rothwell and is a residential street.

Rothwell is a small market town in Northamptonshire with a population of approximately 7500 with a wider catchment area in the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Main Hall:	212.89 sq m	(2292 sq ft)
Scout Hut:	74.31 sq m	(800 sq ft)
TOTAL:	287.20 SQ M	(3092 SQ FT)

THE PROPERTY:

Main Hall – Access from New Street.

2 Cloakroom/wc's, Access Lobby, Storage Cupboards, Main Hall Area (open plan).

Rear Extension:-

Ground Floor – Cloakroom/wc, Office 1, Kitchen Area.

First Floor – Office 2, Storage Cupboards.

Outside – to the rear is a Scout Hut building and garden area.

FOR SALE:

£124,950 Subject to contract for the freehold interest.

SERVICES:

We understand that mains water, electricity, gas and drainage are connected to the property.

Heating is via a gas fired radiator central heating system.

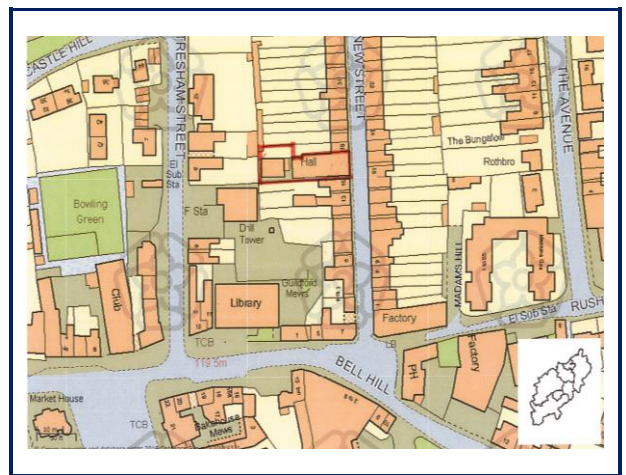
Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

There is no information on the VOA web site nor from the Local Authority as Church Hall premises are usually not rated.

ENERGY PERFORMANCE ASSET RATING:

Awaited.



633/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Duncan Woods AssocRICS – Tel: 01933-441464

or e-mail com@harwoodsproperty.co.uk

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.