

FOR SALE

**FORMER SALVATION ARMY
MEETING HALL AND PREMISES**
63 Coity Road
Bridgend
CF31 1LT

**WATTS &
MORGAN**
Commercial



- Immediately available For Sale a former Salvation Army Church/ Meeting Hall and premises considered suitable for a variety of commercial uses subject to the obtaining of any necessary change of use planning consent
- Briefly comprises of an Open Plan Main Hall, Secondary Hall/Meeting Room and 2 No. Offices together with Kitchen and WC facilities and providing in total approximately 129.7sq.m (1395sq.ft) net internal area of accommodation
- Immediately available For Sale freehold tenure and with full vacant possession at an asking price of £200,000

Former Salvation Army

63 Coity Road

Bridgend

CF31 1LT

LOCATION

The property is situated in a prominent location fronting Coity Road lying just a 3 or 4 minute walk north of Bridgend town centre.

Coity Road is one of the principal vehicular thoroughfares running north from Bridgend town centre to Junction 36 (Sarn Park Interchange) of the M4 Motorway so the property is therefore conveniently located and considered to be in a highly prominent location.

DESCRIPTION

The property briefly comprises of a mid-terraced commercial property purpose built as a Church Hall/Meeting facility. The property is built to a traditional standard of construction with brick and blockwork elevations.

The property is currently configured to provide a main open plan meeting hall, rear secondary meeting hall/studio area together with two self-contained offices, kitchen and separate male and female WC's.

The property provides in total approximately 129.7sq.m (1395sq.ft) net internal area of accommodation.

PLANNING

The property is long established for use as a Salvation Army Church and Meeting Hall a use falling within Use Class D1 of the Town & Country Planning (Use Classes) Order 1987. Alternate D1 uses include clinic, health centre, creche, day nurseries, day centre, schools and residential education and training centres. The property is considered to be suitable for a variety of alternate commercial uses subject to the obtaining of any necessary change of use planning permission.

TENURE

The property is to be sold freehold tenure and with full vacant possession.

EPC

Pending

SALE PRICE

£200,000

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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**Please ask for
Dyfed Miles or Matthew Ashman**



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