



The Old Methodist Chapel/Former Nursery, Whalley Road, Langho

'Offers Over' £250,000

Converted in 2012, this former chapel provides 235sq meters (2533 sq ft) of usable floor space on 2 floors with an overall curtilage of 518sq meters including garden/outside play space. Previously registered for 58 preschool children, the nursery could be re-opened with minimal expense. Alternatively suitable for residential conversion or other commercial use, subject to planning permission. A prominent main road frontage in the centre of this popular Ribble Valley village conveniently close to the A59 and regional employment centres. Also available on Lease – detailed terms including rent negotiable – Offers around £25,000pa considered.

TENURE

We are advised this property is Freehold but any prospective purchaser should confirm this with their solicitor



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ACCOMMODATION

GROUND FLOOR

FRONT PORCH

15' 5" x 4' 11" (4.7m x 1.5m) Steps down to main floor space

SIDE PORCH

10' 5" x 10' 2" (3.2m x 3.1m) Level access and ambulant stairs

PRINCIPLE SPACE

27' 2" x 23' 11" (8.3m x 7.3m) Sink unit, worktop, base cupboards

AND ALCOVE

10' 9" x 5' 6" (3.3m x 1.7m)

OFFICE

10' 5" x 5' 10" (3.2m x 1.8m)

REAR SPACE

29' 6" x 13' 1" (9m x 4m) Base unit with sink, worktop

KITCHEN

13' 1" x 9' 4" (4m x 2.86m) Range of kitchen base and wall units incorporating 2 sinks and wash basin, plumbed for washer

CHILDRENS TOILETS

11' 9" x 10' 9" (3.6m x 3.3m) 5 low WC pans/cubicles

STAFF/DISABLED WC

7' 6" x 6' 7" (2.3m x 2.01m)

FIRST FLOOR

MAIN SPACE

23' 11" x 19' 0" (7.3m x 5.81m) (Max dimensions) Stainless steel sink, base units

AND ALCOVE

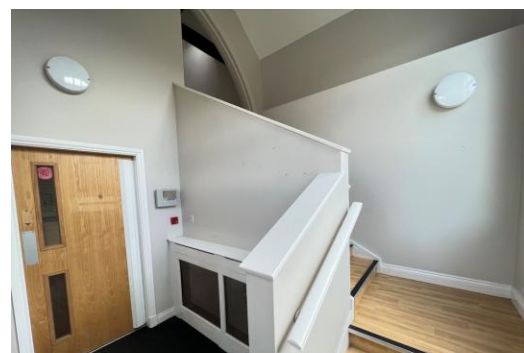
9' 2" x 6' 10" (2.8m x 2.1m)

STAFF ROOM

9' 6" x 8' 2" (2.9m x 2.5m)

LAUNDRY ROOM

11' 9" x 11' 5" (3.6m x 3.5m) 2 gas central heating/hot water boilers and cistern, stainless steel sink, base unit



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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STAFF WC

5' 10" x 3' 7" (1.8m x 1.1m) Baby changing unit, wash hand basin

OUTSIDE

Garden/play space areas to the front and sides, enclosed yard on East side

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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