

**FOR SALE**

# FREEHOLD DETACHED CHURCH BUILDING

Bournemouth Seventh Day Adventist Church, 84 Alma Road, Winton,  
Bournemouth, BH9 1AN



**sibbett  
gregory**

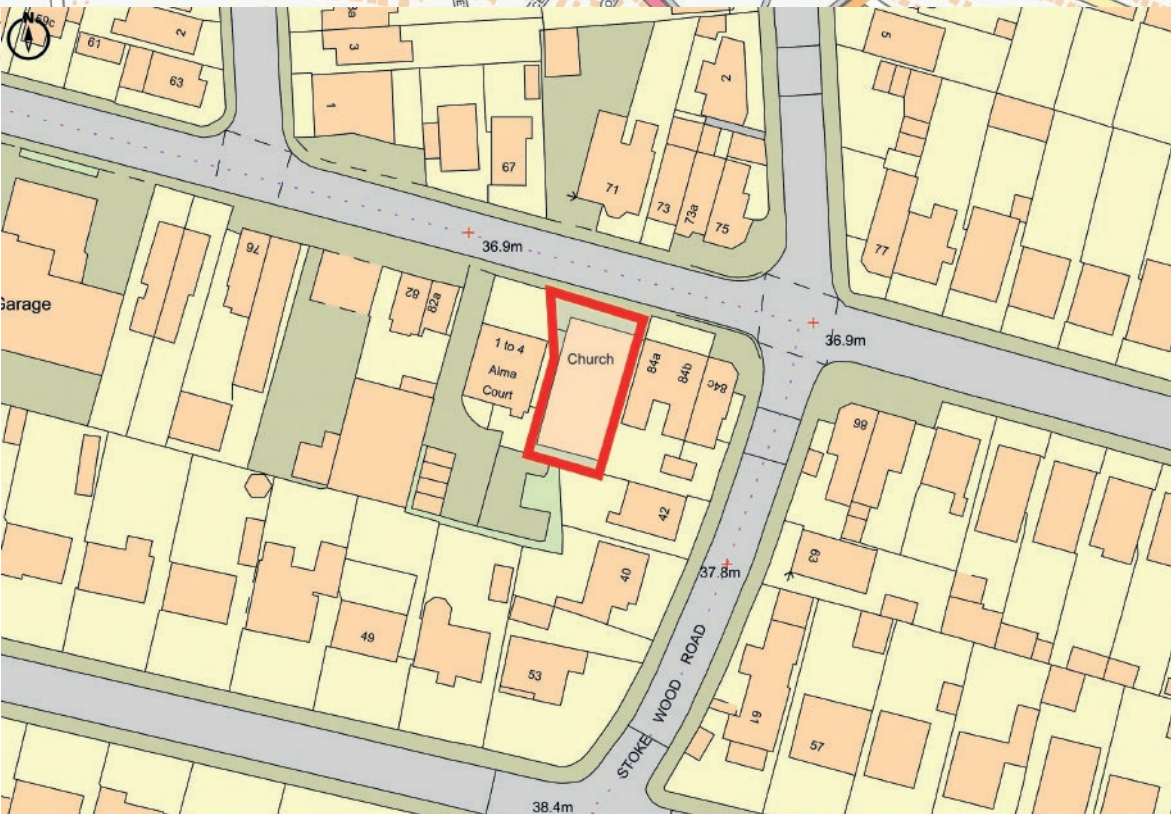




- Freehold with vacant possession
- Approx. 207.16 sq m (2,230 sq ft)
- Existing church building
- Potential for other uses or redevelopment, subject to necessary consents







## LOCATION

The property is situated in Winton, a densely populated suburb of Bournemouth. The property is located in a prominent position fronting Alma Road which is the busy through road between Wimborne Road and Charminster Road. The property is well located next to a bus stop as well as a pelican crossing and is in close proximity to both Stoke Wood Road and Bingham Road.

There are a high number of residential houses and flats on Alma Road with flats either side of the property. Nearby operators include Silver Lady Services, Alma Stores, Linwood School and Stoke Wood Road Leisure Centre amongst others.

## DESCRIPTION

The property is currently used as a place of worship and comprises a detached brick built property with a pitched tiled roof on the main building with a flat roof on the side extension. The property has a gas fired central heating system with gas boiler and a hot water tank. There is limited off road parking with space to park one car and bicycle parking.

The main hall provides seating for 120-130 people and has a baptism pool below the floor at the front of the main meeting space. The hall has hanging ceiling lights from a wood panelled suspended ceiling with large velux windows. There are also timber double glazed windows and carpeting.

The rear section to the building is an open plan space with a dividing partition. It incorporates a kitchen in one corner as well as built in cupboards and storage in the attic above the rear building. The room is carpeted and has a suspended ceiling with inset fluorescent strip lights.

The side extension of the building includes a side room, storage cupboard, disabled WC, gents WC and two ladies WCs.

## TENURE

Freehold with vacant possession.



## ACCOMMODATION

We have measured the property with the following approximate area:

Main Hall	95.32 sq m	1,026 sq ft
Rear room with kitchen	76.36 sq m	822 sq ft
Side room & cloakrooms	35.48 sq m	382 sq ft
<b>TOTAL</b>	<b>207.16 sq m</b>	<b>2,230 sq ft</b>

## GUIDE PRICE

Offers in the region of £350,000 exclusive.

## PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within FI, within the Town & County Planning (Use Classes) Order 1987 as amended.

## VIEWING

Viewing by appointment with the agents Sibbett Gregory.

## Joe Lee

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### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

