

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

# FOR SALE

Freehold

**1 East Park Parade  
Northampton  
NN1 4LE**

**Existing Church plus ancillary Reading Rooms and  
grounds with Class D1 Use**



#### **Location**

The property is situated on the south east side of East Park Parade on the corner of Abington Avenue overlooking the Racecourse where horse races were held from 1770 until 1904. To the north of the subject property runs East Park Parade, comprising residential properties that have a unity of architectural style with classical detailing and occasional flourishes of Victorian Gothic. To the south the location converts to commercial premises along Kettering Road, providing a variety of independent retailers.

The property is situated approximately 1½ miles north east of Northampton Town Centre via the A5123.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

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#### Description/Accommodation

The property is currently used as a Church with meeting rooms and has been in use since the early 1900's and is of brick construction under a pitched clay tiled roof with later single storey extensions. The property comprises the main Church auditorium with additional reading rooms, Sunday School, offices and ancillary accommodation and basement, although this has not been inspected. Immediately to the front of the building is a garden area laid principally to lawn. Access to the property is off Abington Avenue. The accommodation briefly comprises:

Church auditorium	6.75 m x 13.8 m	-	88.29 m <sup>2</sup>
Reading room 1	3.1 m x 2.9 m	-	8.99 m <sup>2</sup>
Reading room 2	2.77 m x 4.55 m	-	12.6 m <sup>2</sup>
Sunday School	5.3 m x 8.76 m	-	46.48 m <sup>2</sup>
Reception/boardroom	5.15 m x 2.77 m	-	14.27 m <sup>2</sup>
Reading room 3	1.96 m x 1.6 m	-	3.14 m <sup>2</sup>
Sunday School 2	3.77 m x 5 m	-	18.85 m <sup>2</sup>
Sunday School wc & cloakroom			
Church wc's and cloakroom			
Ladies and gents wc's			
<b>Total net internal floor area</b>		-	<b>160.9 m<sup>2</sup> / 1,732 ft<sup>2</sup></b>

Externally there is a small yard area to the rear of the property and garden area to the front facing onto East Park Parade.

#### Rating Details

Under paragraph 11 of the fifth Schedule to the Local Government Finance Act 1988 buildings registered for public religious worship or Church halls are exempt from business rates.

#### Planning

The property is not Listed but is situated within the Kingsley Conservation Area.

The property has been issued with a Certificate of Lawful Use or Development as a Church plus ancillary reading rooms, stores, cloaks and Sunday School falling within Use Class D1 of the Town & Country Planning Use Classes Order 1987 which includes health services, crèche, day nursery or educational use. Other uses, such as residential, may be suitable subject to planning consent. Interested parties should verify the above use is suitable for their intended purposes direct with the Northampton Borough Council, telephone 01604 838915, reference number N/2012/924.

#### Terms

The property is available freehold with vacant possession excluding fixtures and fittings at offers in excess of £240,000 subject to contract only.

#### Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

#### Energy Performance Certificate

We understand that Churches and places of worship are exempt from requiring an EPC.

#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

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Contact: Robin Ungemuth

#### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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