



**FORMER MEETING PLACE, CHAVE COURT CLOSE,  
HEREFORD, HR4 9QG**

**FOR SALE - RELIGIOUS BUILDING**

**Price £225,000**

**EPC Exempt**

- Detached building with consent as a place of worship
- Offers re-development potential
- Total floor area extending to approximately 220sqm/2,390sqft
- Located in a residential/commercial area in northern part of city

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## LOCATION

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours drive away.

The property is located near to Widemarsh Common, just off Holmer Road (A49) and the busy Grandstand Road. It is close to residential properties, sports clubs, open space and a number of local amenities.

## DESCRIPTION

The property comprises a detached brick faced building set over two floors. At ground floor it is arranged as two meeting rooms with ancillary ladies, gents and disabled toilets, and a kitchenette. The first floor is arranged as an open plan meeting room with further toilet facility.

Externally, there is the ability to park 2 cars, a separate store building and an area of amenity landscaping.

## SERVICES

Mains water, gas, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

## PRICE

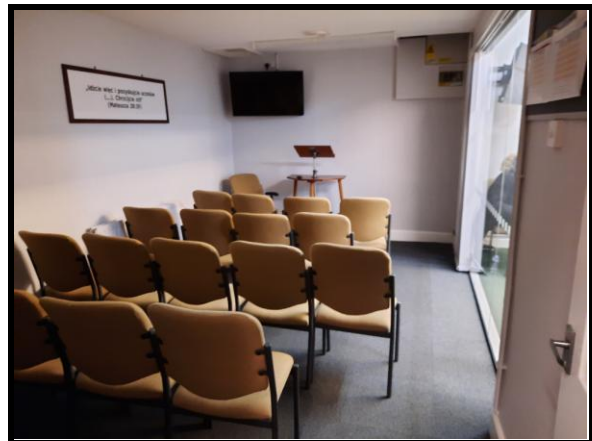
£225,000 for the freehold interest with vacant possession.

## RATES

As a place of public religious worship the property is wholly exempt from business rates.

## LEGAL COSTS

Each party to be responsible for their own costs in this transaction.



## VIEWINGS

Strictly by prior appointment with the Sole Selling Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555 .

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

## MISPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.