



FOR SALE

SOAR BRUNSWICK CHAPEL, SISSON STREET, RHYL. LL18 2DE

- This property may suit a variety of uses, subject to permissions, to include, but not limited to: Continuation of Religious use, various commercial uses, community, medical and leisure uses, residential and many more.
- Yardage for parking with the Chapel, and School Room.
- Conveniently located around 100m from the A525/main Vale Road into town.
- VIEWING: Celt Rowlands & Co. 01691 659659.

LOCATION

Rhyl, with an approximate population of 25,150, with the slightly wider population of 46,250 (2011 Census), is only a relative short distance from the A55 North Wales expressway, with approximate distances to: Chester (46 miles), Bangor (48 miles). Mixed, mainly residential, but also commercial area, with the property situated only approx. 100m from the main Vale Road /A525.

DESCRIPTION

A late Victorian Chapel with later 1930s School Room of traditional construction with pitched roofs. In more detail, the accommodation comprises:-

Main Chapel Room (12.75m x 12.31m), approx.	110.29 m.sq.
Link Section being made up of Office/Store Room, WC with wash basin, being approx.	33.14 m.sq.

Rear Kitchen Area behind school room, currently fitted with general kitchen fittings, sink unit etc.

	10.03 m.sq.
Former School Room (6.93m x 10.60m) approx.	76.43 m.sq.

Total Gross Internal Floor Area Approx.	226.89 m.sq. / 2442 sq.ft.
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Land and Externally

Vehicular and pedestrian access off the front from Sisson Steet, to provide space for around 6-8 vehicles, and with the total site area being approximately 0.1 acre. As shown on the attached plan.



TERMS OF OFFER - The freehold interest is offered with vacant possession, at a guide price in the region of £125,000.

VAT – The property is not elected for VAT.

BUSINESS RATES AND COUNCIL TAX

Interested parties should contact Denbighshire County Council to establish if business rates apply.

Council Tax should not apply, but interested parties should satisfy themselves as to this issue. We believe that Places of Worship will be given concessions and relief. Full facts however must be established by the enquirer.

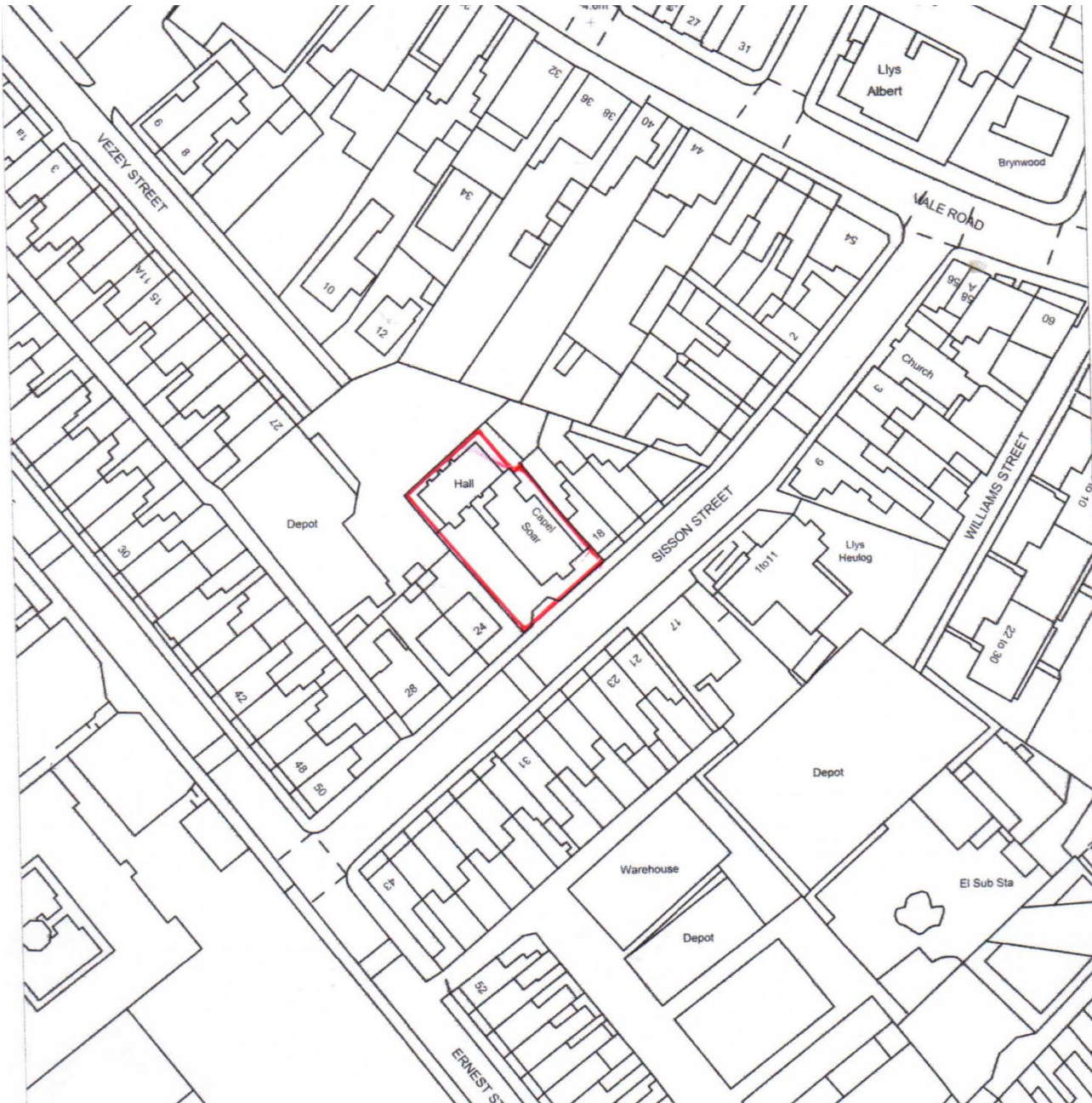
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LAND REGISTRY

This property has not been in the past registered at the Land Registry, and therefore an application has been submitted with a view of it being expedited through the process for marketing. Interested parties however, if dependent upon purchasing within a timescale should enquire further to the selling agents as to the progress being made with registration, since this will impact upon the timescale of a purchase completion.

EPC RATING – Survey results awaited.

VIEWING - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com



For identification purposes only and not to scale

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