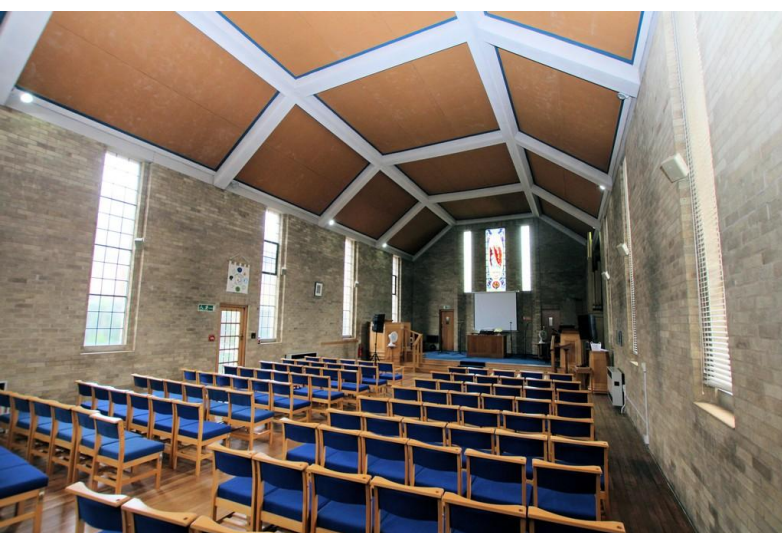




Trinity United Reformed Church Garmston Street, Lincoln, LN2 1HZ

Guide Price £375,000

This is a unique opportunity to purchase a substantial Freehold property, prominently located within Lincoln City Centre, just a stone's throw from Lincoln's High Street, having the benefit of 4 car parking spaces and positioned directly opposite public car parking facilities. The building itself has accommodation on two floors and was purpose-built in 1962 for use as a religious building with congregational rooms at ground and first floor level, which extend, in total, to 595 sq.m (6,400 sq.ft) and further benefitting from a passenger lift, allowing disabled access across the entire floor area. The property is considered suitable for a variety of community and business uses and viewing is highly recommended.





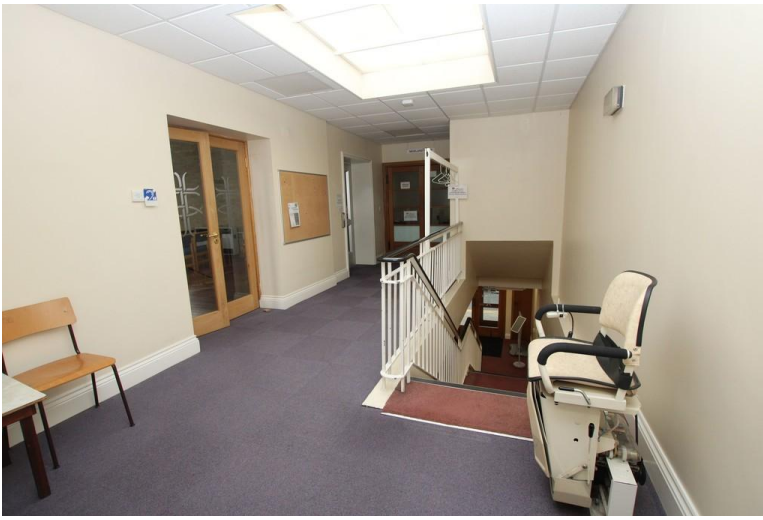
LOCATION

Garmston Street is located between Hungate and St. Martin's Street, close to High Street and The Strait, within Lincoln City Centre, close to a wide range of leisure and business premises. The property overlooks an attractive green space known as 'St. Martin's Square' and further benefits from free public short-stay car parking directly opposite the property.

DESCRIPTION

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ACCOMMODATION

The floor plans provide full detail regarding layout and configuration, with the building providing offices, meeting rooms and ancillary kitchen and WC facilities at ground and first floor level, all connected by a stairwell and passenger lift. Externally, the property benefits from four private vehicle parking spaces, which is rare in City Centre buildings such as this.

A particular feature of this property is the first floor congregational hall, with vaulted ceiling and stained glass windows, ideally suited to its existing use as a place of worship.

SERVICES

Mains drainage, gas, electricity and water are all understood to be installed, with a gas fired central heating system serving radiators throughout.

EPC RATING - Not Applicable as a place of worship.

TENURE

The property is available on a Freehold basis, with Vacant Possession.

BUSINESS RATES

The property is currently exempt from the payment of Business Rates given its use as a place of worship. In the event that a Purchaser wishes to change the use of the building, this may result in the assessment of a Rateable Value for Business Rates purposes.

VAT

VAT is not payable in addition to the purchase price.

PLANNING

A church falls under Use Class F1 (Learning and non-residential institutions), which covers places of worship, public halls, and schools.

VIEWINGS

By prior appointment through Mundys.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

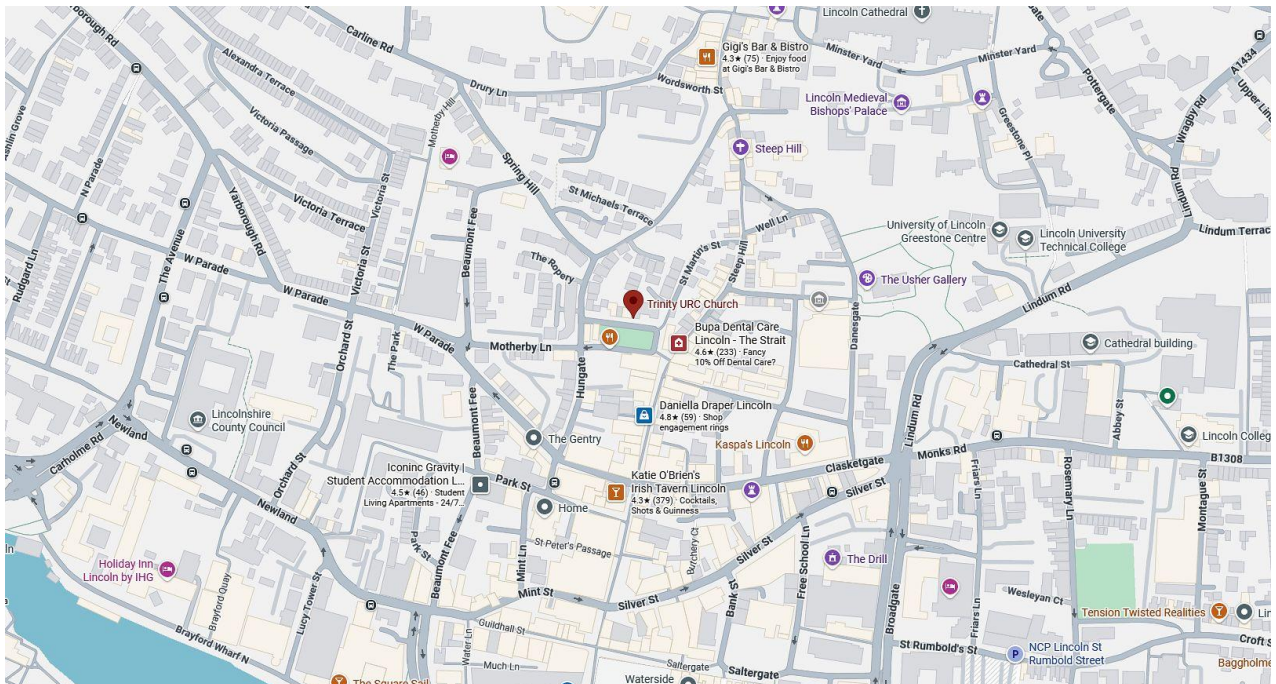
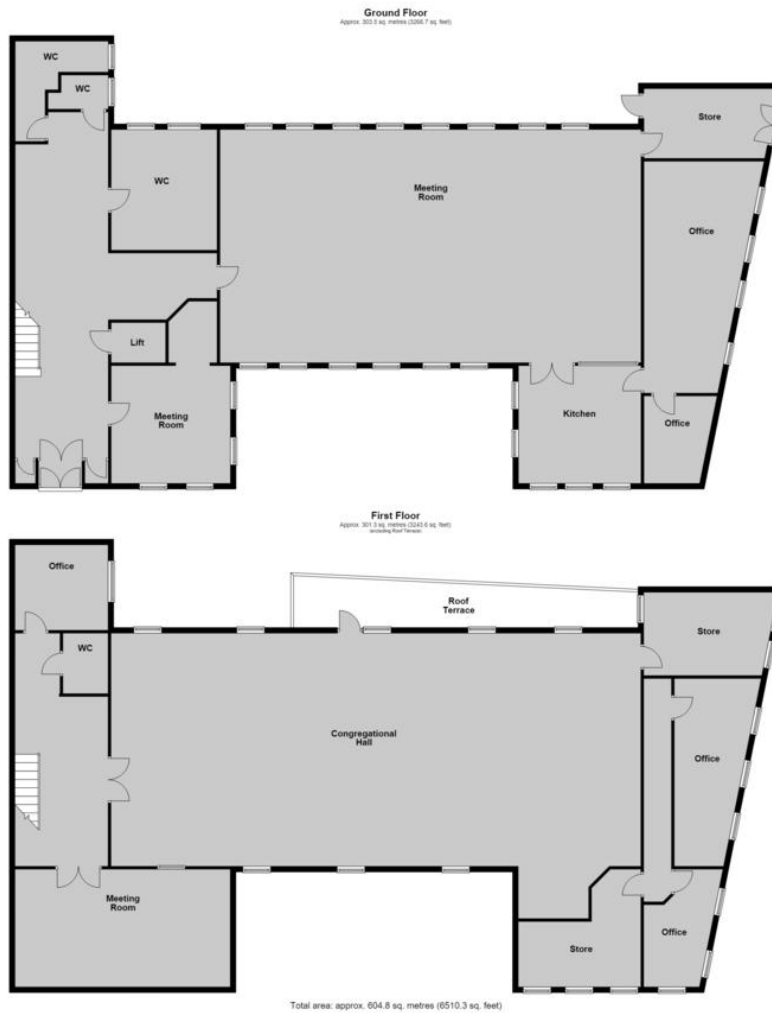
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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.

