



FOR SALE

**Lilbourne Evangelical Church,
Chapel Lane, Rugby, CV23 0ST
Guide Price: £175,000**

- Community Space or Potential Development Opportunity (STP)
- Popular Village Location
- Class F1 use
- NIA: 111.2 sq. m (1197 sq. ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS[™]
Regulated by RICS

Location

The property is located on Chapel Lane within the popular village of Lilbourne, around 4 miles to east of Rugby.

Lilbourne can be located off the A5 around 2 miles from J18 of the M1, therefore transport links, with access to the A14, M1 and M6 motorways, as well as Rugby railway station, which offers direct services to London and Birmingham.

Description

The property is set back from Chapel Lane and is accessed via a pedestrian path between other buildings.

The premises comprise a period church building, thought to have been built circa 1900 of traditional design and materials. The property has also been extended to the rear by way of a modern single storey addition.

To the rear of the property, there is a good size garden area, with a further small garden area to the front.

Accommodation

The accommodation briefly comprises: -

Main Hall	56.2 sq m	(605 sq ft)
Kitchen	16.1 sq m	(172 sq ft)
Meeting Room	36.4 sq m	(391 sq ft)

Services

We understand that mains electric, water and drainage services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

The property has an energy rating of 89 (D). The certificate expires April 2033.

Business Rates

More information on request.

Planning

We understand that the premises have planning permission for Class F1 use. Purchaser's should make their own enquiries of the local authority regarding planning and other potential uses.

Tenure

The property is available freehold and will be sold with vacant possession on completion.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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