

**FORMER WORSHIP CENTRE  
WITH GENEROUS CAR PARKING**



**FOR SALE**



**The Well Church, School Lane, Wrenthorpe, WF2 0JJ**



- 4,521 sq ft (420 sq m)
- £295,000
- Well presented throughout
- Lower ground community area
- Rear yard
- Excellent car parking
- Would suit a variety of uses subject to planning permission
- Kitchen & Wc facilities on each floor

## DESCRIPTION

This former worship centre would of course lend itself for a similar use or alternatively may prove ideal for a variety of uses such as a place of education, children's day nursery, training centre or leisure to name but a few.

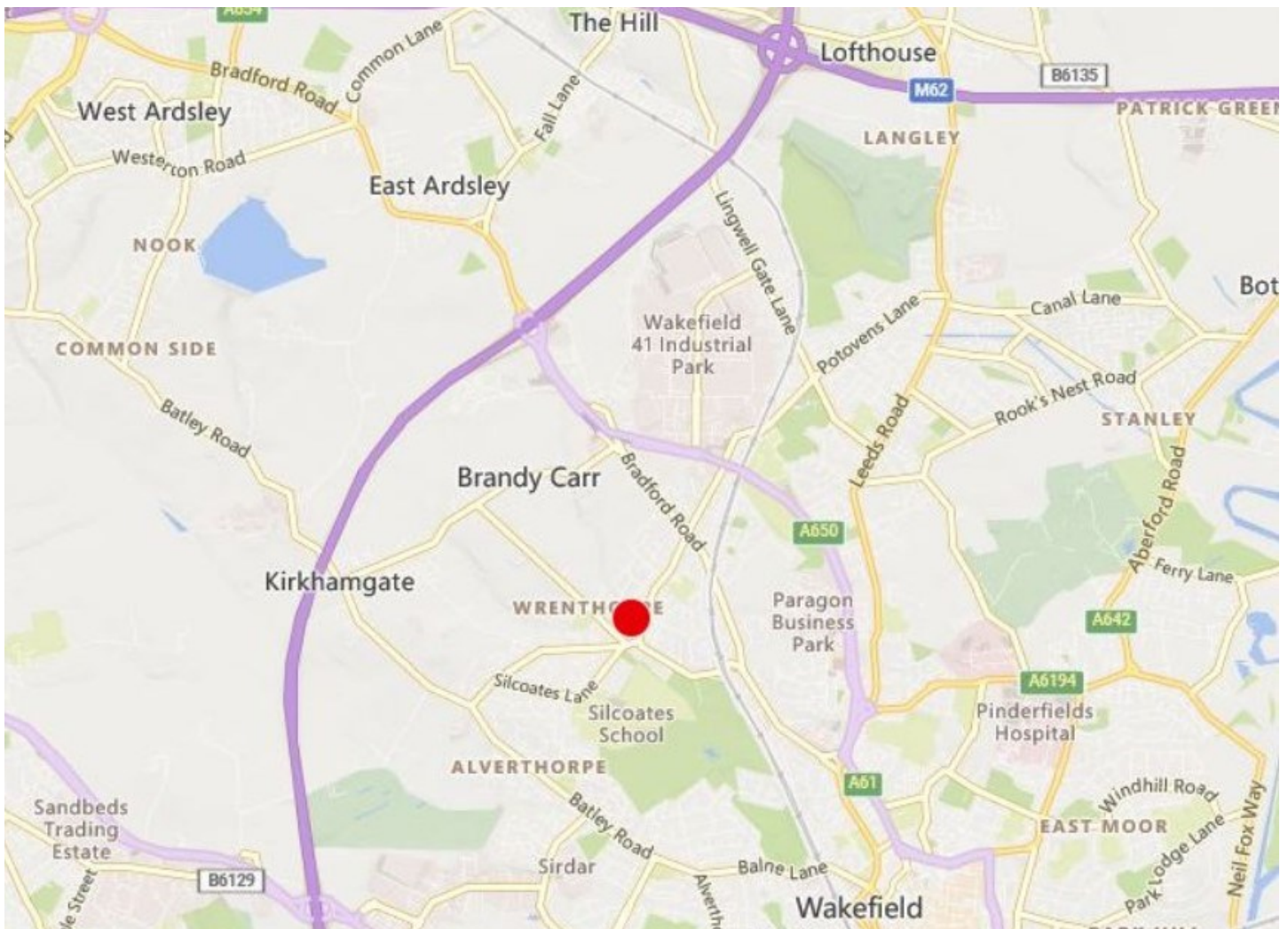
Internally, the space offers broadly open place space on the ground floor and lower ground floor areas. The lower ground floor benefits from having a yard area along with substantial storage space. Kitchen and Wc facilities which are provided for on both floors. The premises include gas central heating.

Externally, there is a substantial car park for approximately 12 cars.

We have been made aware, that the gable end which forms part of the old property is in need of substantial repair and therefore interested parties should carry out their own investigations as to what may be required to rectify this problem. The property has been valued taking this into consideration.

## LOCATION

The premises are located in the centre of Wrenthorpe in a mainly residential area with schools and places of worship all located close by. Wrenthorpe is ideally situated not only for the town centre but also the motorway network.



## ACCOMMODATION

### GROUND FLOOR

Worship Area- 23ft 4in x 53ft = 1,236 sq ft  
25ft 7in x 17ft 9in = 452 sq ft

Sunday school room - 15ft 8in x 11ft 9in = 184 sq ft

Community Area- 26ft 9in x 22ft 3in = 595 sq ft

Office- 8ft 8in x 11ft 9in = 102 sq ft

Kitchen Area- 7ft 9in x 9ft = 70 sq ft

Store- 8ft 9in x 9ft 4in = 82 sq ft

Store - 6ft 4in x 3ft 8in = 23 sq ft

Hallway- 18ft 9in x 13ft 3in (average) = 248 sq ft

**Total net ground floor - 2,992 Sq Ft ( 277.96 Sq M) Wc facilities**

### LOWER GROUND FLOOR

Community Area- 26ft 8in x 22ft 3in = 593 sq ft

Kitchen- 20ft x 8ft 2in = 163 sq ft

Various stores- 15ft 6in x 35ft 7in = 551 sq ft

Lower lobby- 16ft 8in x 13ft 4in (average) = 222 sq ft

**Total net lower ground floor- 1,529 sq ft ( 142.04 Sq M) plus Wc facilities**

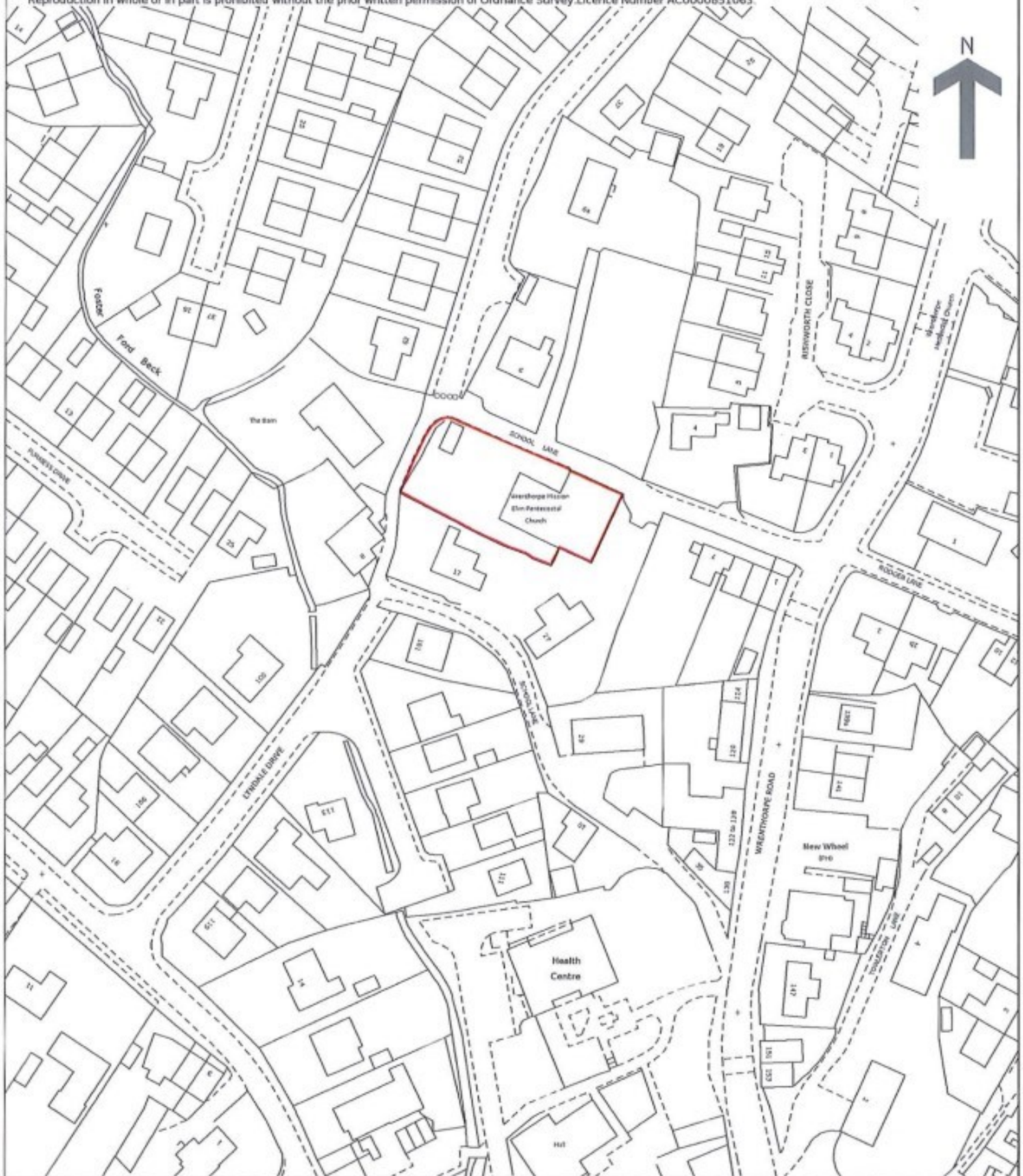


HM Land Registry  
Official copy of  
title plan

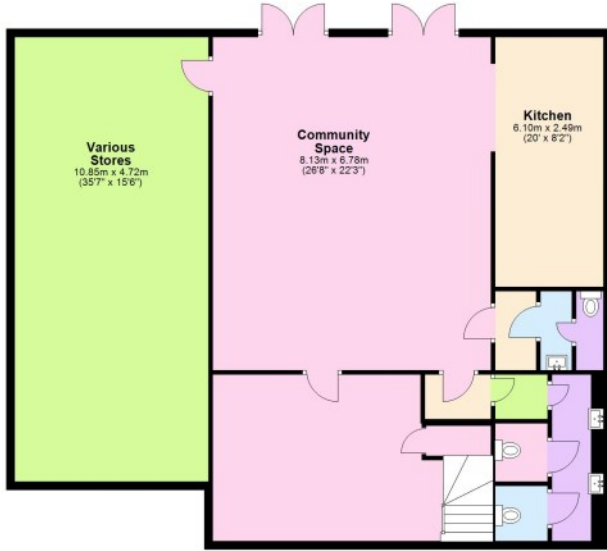
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Ordnance Survey map reference **SE3122NW**  
Scale **1:1250**  
Administrative area **West Yorkshire :**  
**Wakefield**



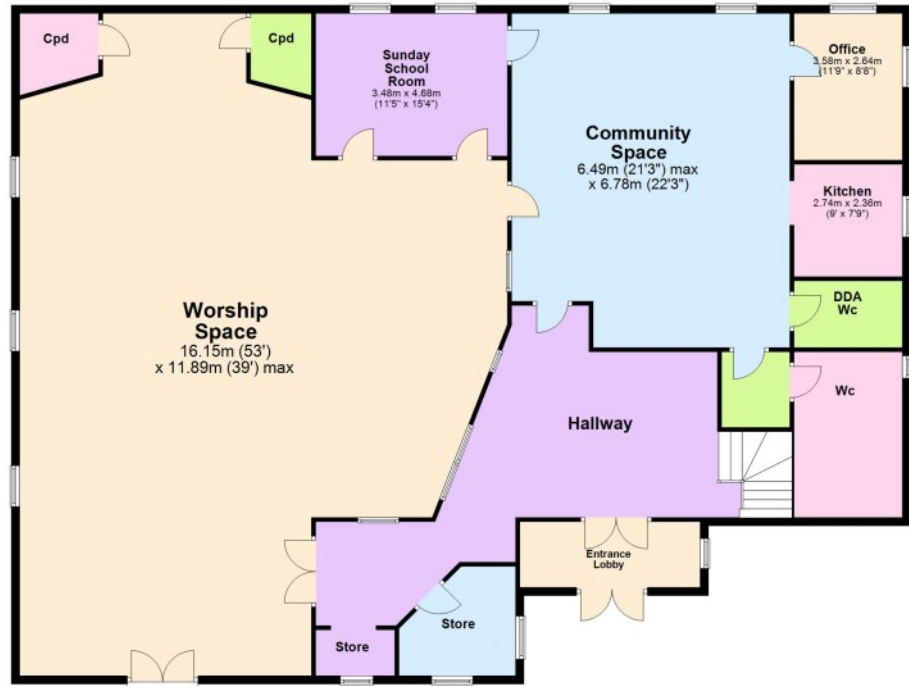
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**Lower Ground Floor**  
Approx. 168.5 sq. metres (1813.4 sq. feet)



**Ground Floor**  
Approx. 318.0 sq. metres (3422.9 sq. feet)



## SUMMARY

<b>PRICE</b>	£295,000
<b>TENURE</b>	Freehold
<b>RATEABLE VALUE</b>	Exempt
<b>VAT</b>	Not applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Exempt
<b>PLANNING</b>	Planning class use F1

## VIEWINGS & FURTHER ENQUIRIES

**Lee Carnley**  
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### GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created September 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.