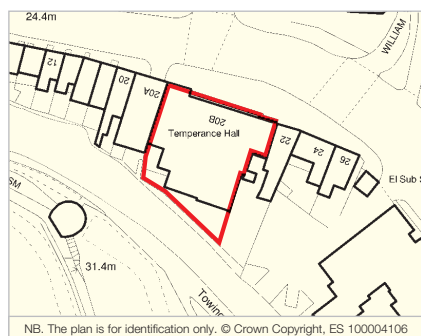


## Chester

**The Temperance Hall,  
20B George Street,  
Cheshire  
CH1 3EQ**

- **A Freehold Detached 19th Century Church Hall and Self-Contained Caretaker's Flat**
- Possible potential for change of use or reconfiguration subject to obtaining all necessary consents
- 19th Century Church Hall Vacant
- Caretaker's Flat subject to an Assured Shorthold Tenancy
- Current Rent Reserved

**£6,000 per annum  
from Caretaker's Flat  
with Church Hall Vacant**



### To View

Please Call: The Joint Auctioneer,  
Legat Owen.  
Tel: 01244 408 200 (Ref: PJ).

### Seller's Solicitor

Messrs Fladgate (Ref: L McArdle).  
Tel: 020 3036 7218.  
Email: lmcardle@fladgate.com

**INVESTMENT/VACANT –  
Freehold Former Church Hall**



### Tenure

Freehold.

### Location

The property is situated on George Street to the east of its junction with Delamere Street. Shops, restaurants and bars are available within Chester city centre. The nearby A5268 provides access to the A56 and in turn the A41 and M56 Motorway. Chester Rail Station and Bus Station are located approximately 0.6 miles to the north-east and 0.4 miles to the south-west respectively. Shropshire Union Canal lies to the rear of the property. Chester Racecourse and Chester Golf Course are nearby.

### Description

The property comprises a detached 19th century church hall arranged over lower ground, upper ground, first and upper first floor beneath a pitched roof. The property benefits from a lift and rear paved/decking areas. The property affords possible potential for change of use and reconfiguration subject to obtaining all necessary consents.

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer.

We are informed that the property provides:

**Lower Ground Floor** – Common Room/Lounge, Three Rooms, Separate WC/wash basin, Shower Room with WC/wash basin, Disabled Shower Room with WC/wash basin, Store Room, Plant Room and Service Room

**Upper Ground Floor** – Display Area, Lobby, Two Disabled WC/wash basins, Café (access to paved area), Kitchen and Store Room

**Upper Ground Floor Caretaker's Flat** – Reception Room/Kitchen Diner (access to decking area), One Bedroom and Shower Room with WC/wash basin

**First Floor** – Lobby, Hall, Bible Study and Store Room

**Upper First Floor** – Vestry, Library and Two WC/wash basins

### Tenancy

The Caretaker's Flat is subject to an Assured Shorthold Tenancy for a term of 6 months from 20th February 2009 (holding over) at a current rent of £500 per calendar month.

### Planning

Local Planning Authority: Cheshire West and Chester.  
Tel: 0300 123 8123.

### VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.