



Humbledon Methodist Church, Ettrick Grove, Sunderland SR3 4AW

FOR SALE

Methodist Church

4,378 Sq Ft
(407 Sq M)

Humbledon Methodist Church, Ettrick Grove, Sunderland SR3 4AW

DESCRIPTION

Comprising two detached buildings the main church and a sports hall the site is enclosed by full-height metal fencing for secure access. The main church sits prominently at the front of the property and offers a welcoming hall space with a raised altar area, complemented by a practical kitchenette and a separate WC.

To the rear, the original hall provides a generous, versatile open space suitable for a range of uses, supported by a larger kitchenette and ancillary space.

- ✓ **Prominent Location**
- ✓ **Popular Neighborhood Area**
- ✓ **Good Transport Links**

LOCATION

Located in the popular residential suburb of Humbledon, just two miles southwest of Sunderland city centre, the property sits on the east side of Ettrick Grove near its southern end. Ettrick Grove links the A690 Durham Road and the A183 Chester Road, offering convenient access to the surrounding areas.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Main Church	2,343	218
Hall	2,035	189
Total	4,378	407

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

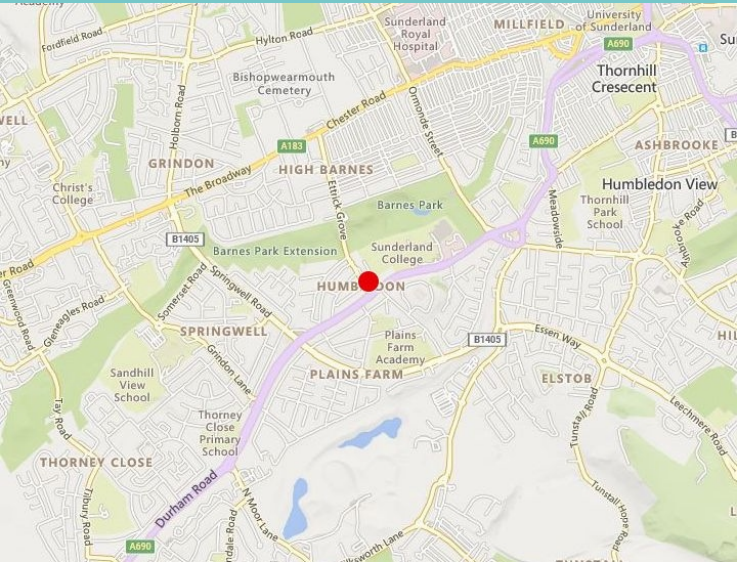
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The property is exempt from business rates, due to being a place of worship.

TERMS

Freehold. Offers in the region of £200,000 required.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Niall Combe
07843 818 340
ncombe@lsh.co.uk

James Blackett
07710 030912
jblackett@lsh.co.uk

Emily Wood
07900 120 143
EWood@lsh.co.uk