

# FOR SALE

On behalf of the Western Counties and South Wales Evangelization Trust



**rawlins  
& madley**  
chartered surveyors

17 st. andrews crescent,  
cardiff cf10 3db  
t: 029 2064 0055  
f: 029 2064 0077  
e: property@rawlinsmadley.com  
www.rawlinsandmadley.com



For identification purposes only

## THE FORMER GOSPEL HALL, 12 REGENT STREET, ABERGAVENNY, NP7 5BP

- Large Hall in popular and established residential location within walking distance of Abergavenny Town Centre.
- No formal listing - Potential for redevelopment/conversion for residential purposes (subject to planning permission and other consents).
- Good access to transport, schooling and town centre facilities.
- **Offers in the region of £175,000 (subject to contract).**

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



## LOCATION

The former Abergavenny Gospel Hall fronts onto Regent Street which lies on the northern fringe of Abergavenny Town Centre. Properties in the immediate area are predominantly, traditional cottage style houses, together with a limited number of modern infill units. A number of properties in the vicinity are occupied for commercial/studio type purposes.

The historic market town of Abergavenny has a population of 12,500 (2011 Census) and is located some 20 miles north of Newport and the M4 Motorway (Junction 26). The cities of Cardiff and Bristol are within approximately 32 miles and 50 miles respectively. A railway station serving the Welsh Marches Line from Newport to Hereford, is within approximately 1 mile to the southeast of the Town Centre. Centref Primary School, Our Lady and St Michaels Roman Catholic School and King Henry VIII School are conveniently located to the property.

A location plan is enclosed.

## DESCRIPTION

The subject property is understood to have been built during the first half of the 19<sup>th</sup> Century. Originally serving as the British School, the building was taken over for meetings of the Plymouth Brethren in 1872.

The property is built of stone with a hipped slate clad roof. A single storey kitchen extension was added to the property at a later date. External elevations are part rendered.

The main entrance fronts onto Regent Street and a pathway to the southwestern side leads to the rear emergency access.



The site area is shown edged red on the enclosed plan, and extends to approximately 0.042 acre (0.0169 hectare).

## ACCOMMODATION

Internal accommodation is provided at one level.

### Entrance Lobby

Main Hall	71.7 sq m
	772 sq ft

Boiler Room	5.6 sq m
(Partitioned):	60 sq ft

Rear Kitchen:	18.5 sq m
	199 sq ft

Male wc  
Female wc

Measurements above reflect Net Internal Areas.

Gross Internal Area:	96.9 sq m
(Approx)	1,043 sq ft



There is no external space save for the pathway running to the southwest of the property and a very narrow strip of land to the northeast.



### **STATUTORY SERVICES**

We understand that mains gas, electricity, water and drainage are connected to the property, but interested parties must satisfy themselves regarding the location and capacity of services and sewers, and their adequacy to serve any proposed redevelopment.

A gas fired central heating system is installed (not tested).

### **PLANNING POTENTIAL**

Interested parties must satisfy themselves regarding any planning potential for alternative use of the property.

It is understood that the property is not formally listed, but lies within the Abergavenny Conservation Area, but again this information should be verified.

### **TENURE**

The property is freehold and will be sold with the benefit of vacant possession throughout.

### **BASIS OF SALE**

**Subject to contract, offers in the region of £175,000 are invited for the freehold interest in the property.**

### **VAT**

The Seller has elected not to charge VAT on the sale proceeds, but reserves the right to do so.

### **VIEWING**

The frontage of the property can be viewed from Regent Street. Access to the building must be formally arranged with the Selling Agent.

It is anticipated that a number of specific viewing days will be organised, and all parties who have registered their interest in the property will be informed of the viewing arrangements.

All parties inspecting the property do so entirely at their own risk.

### **ANTI-MONEY LAUNDERING**

The successful purchaser will be required to provide the usual information to satisfy AML requirements.

### **FURTHER INFORMATION**

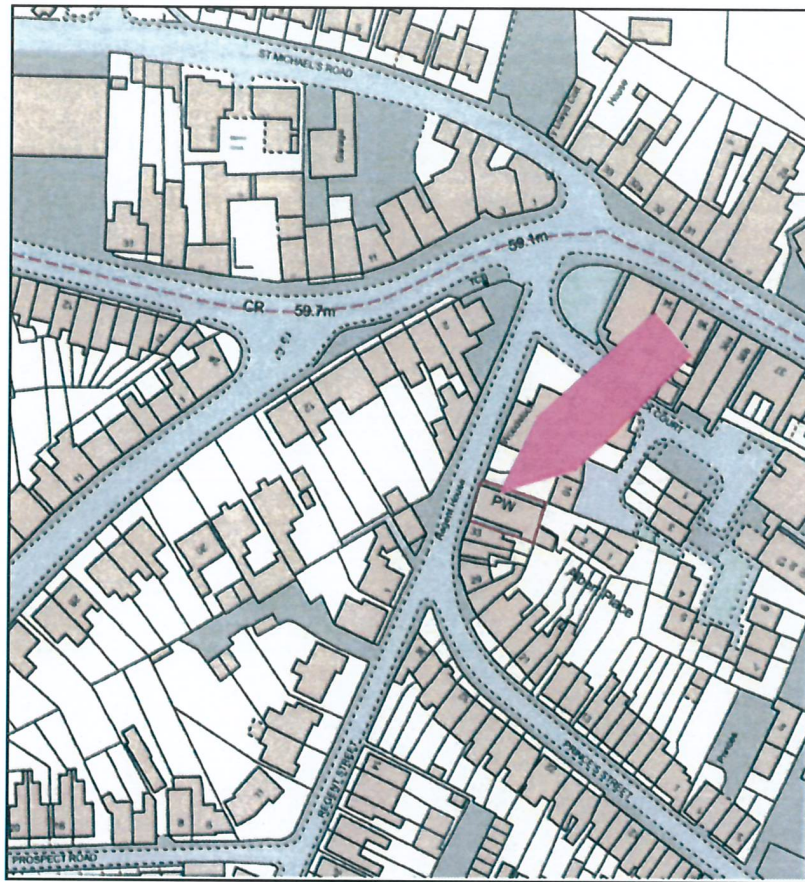
To register your interest, contact:

Rawlins & Madley  
Chartered Surveyors  
17 St Andrews Crescent  
Cardiff CF10 3DB

Contact: Jeremy Rawlins  
Tel: 029 2064 0055  
Mob: 07855 776752  
Email: [jeremy@rawlinsmadley.com](mailto:jeremy@rawlinsmadley.com)

**SUBJECT TO CONTRACT**

01/2022/2459



Site and Location Plans – Not to Scale  
For Identification Purposes Only

