

# FOR SALE



**Kingdom Hall, 28 Hallfields Lane,  
Paston, Peterborough PE4 7YH**



***Modern purpose built air-conditioned  
commercial premises***

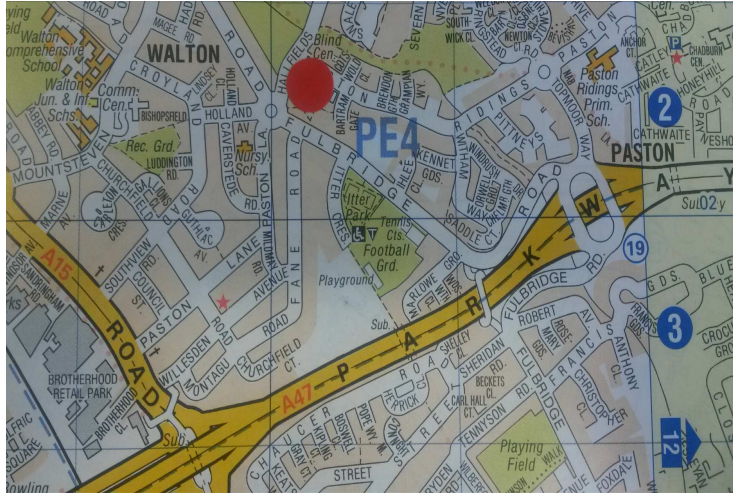
***3,430 sq.ft (318.9 sq.m)***

- ▼ D1 Planning Consent
- ▼ 25 car parking spaces
- ▼ Secure self-contained gated site
- ▼ For sale freehold - £375,000

**1 Swan Court  
Cygnet Park, Hampton  
Peterborough PE7 8GX**

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### LOCATION

The premises are situated on Hallfields Lane in a mixed commercial and residential area to the north side of the city. There is good public transport in the area and easy access onto the Parkway dual carriageway ring road system

### DESCRIPTION

The premises comprise a modern single storey purpose built church hall. The building, which is detached and on a secure gated site, is of brick construction under a pitched tiled roof. The premises have been well maintained and are in good decorative order throughout

### ACCOMMODATION

Off the main entrance lobby, there are male, female and disabled WC facilities. There is also a kitchen. The main hall has the benefit of a suspended ceiling and air conditioning. The hall, which extends to 2,620 sq.ft (243.4 sq.m) has been partitioned to the rear with stud walls to create three distinct areas. The rear rooms have vision panels into the hall. There is gas central heating.

### EXTERNAL

The site has a steel pallisade fence on all boundaries. There is a pedestrian access gate to the front with a vehicle access to the rear. The tarmac car park is laid to show 25 spaces and there is mature landscaping and grassed areas surrounding. The area to the front of the main entrance is block pavior

### PLANNING

The previous use of the premises falls with Planning Classification D1. Other uses suitable within that same planning band are creche, day nurseries, vets, medical uses, day centre, places or worship, education and training centres. Other uses may be considered suitable and prospective purchasers should make enquiries of the local planning authority.

### SALE PRICE

The property is available freehold at **£375,000 (Three Hundred and Seventy Five Thousand Pounds)**.

### LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

### VIEWING & FURTHER INFORMATION

Budworth Hardcastle

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Email: [ghynes@budworthhardcastle.com](mailto:ghynes@budworthhardcastle.com)





# Kingdom Hall, 28 Hallfields Lane, Paston, Peterborough PE4 7HY

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