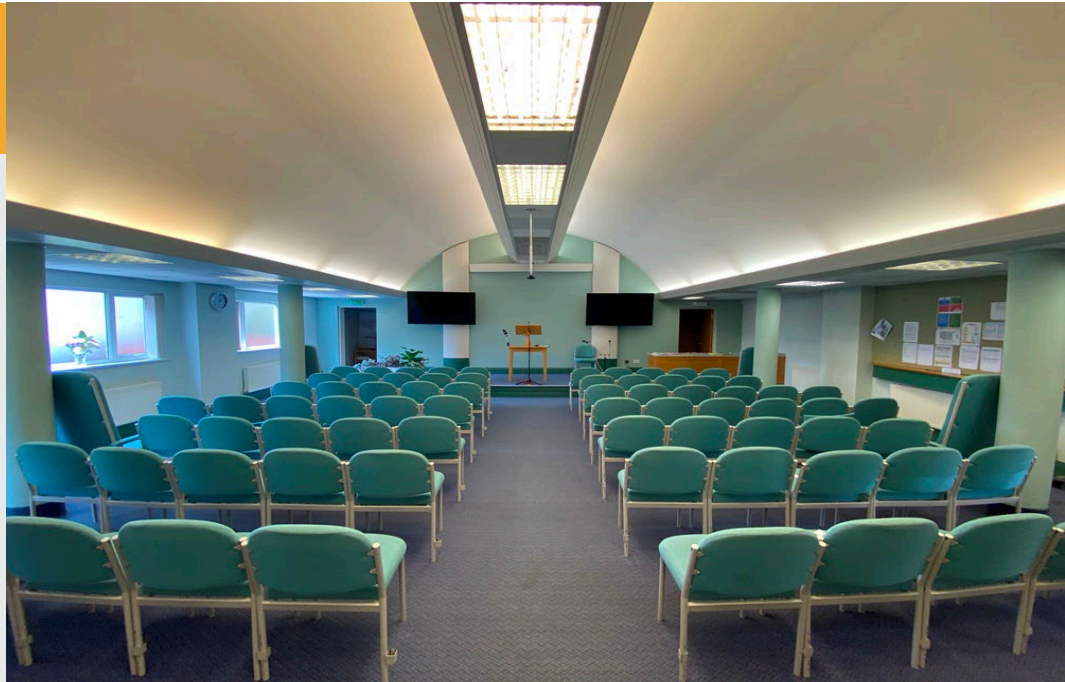


33 Watson Avenue | Bakersfield | Nottingham | NG3 7BN

Religious and community use premises (Class F1)

183m²
(1,970ft²)

- Currently used for religious assembly
- Quiet residential location in Bakersfield
- Potential for alternative uses (subject to planning)
- Price - Offers over £250,000



FOR SALE



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is situated at the junction of Watson Avenue and Bentley Avenue in a quiet, pleasant residential area. The general character of the area is residential although there are a small number of local facilities including a Tesco Express nearby.

Description

A purpose-built religious meeting hall arranged as a congregational area with ancillary facilities to include storage, meeting rooms, WC's and a kitchen area.

Floor Areas

The approximate Gross Internal Area of the property is:

183m² (1,970ft²)

(This information is given for guidance purposes only)

Town Planning

The property is believed to fall within Class F1 (Learning & Non-Residential Institutions) of the Town & Country Planning Act.

Interested parties should make their own enquiries to Nottingham City Council.





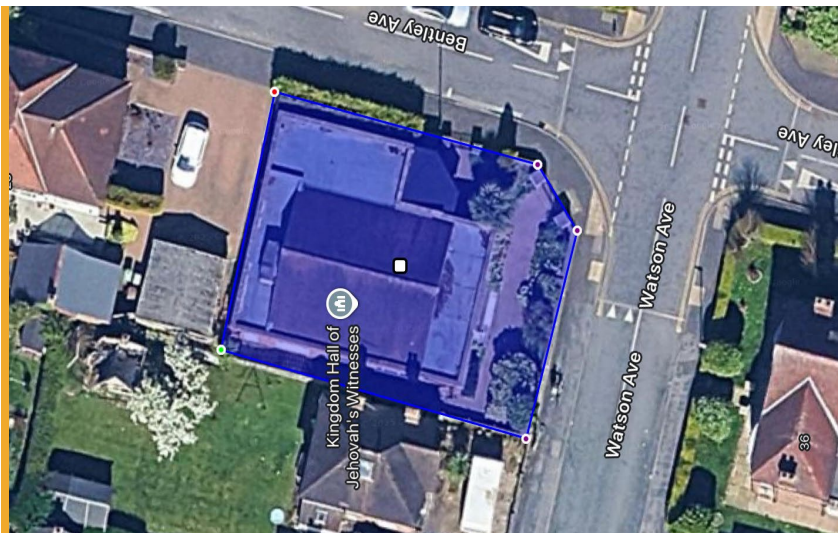
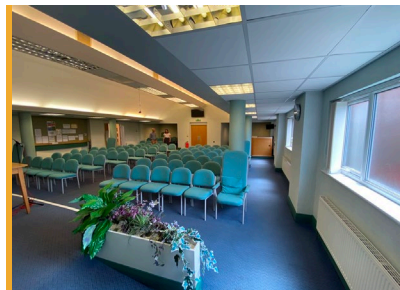
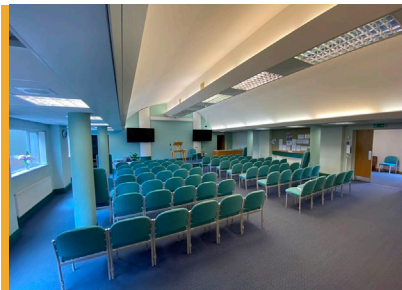
Location



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Tenure

The property is to be sold freehold with vacant possession.

Alternative Use/Development Potential

We consider the property to have alternative use and development potential subject to the appropriate planning consents.

Price

The property is offered for sale freehold for offers in the region of:

£250,000**(Two hundred and fifty thousand pounds)**

Offers are invited on both an unconditional and a subject to planning basis.

Services

Interested parties should make their own enquiries to the relevant statutory authorities.

VAT

The property is not elected for VAT.



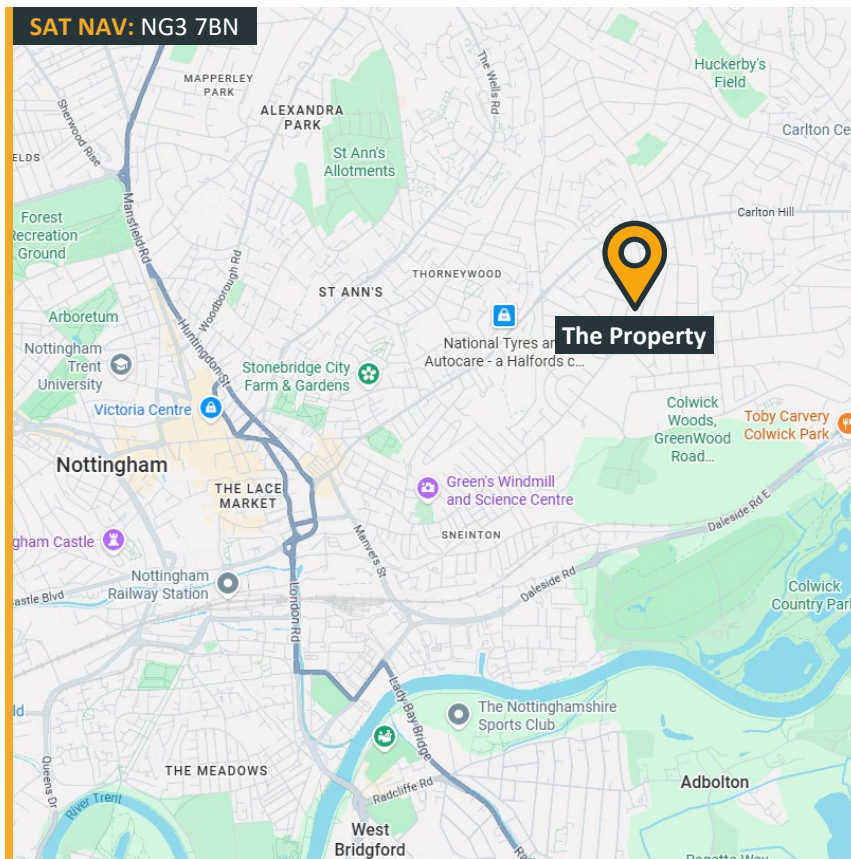
Location



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EPC

EPC's are not required for religious properties.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Further Information

For further information or to arrange a viewing please call or click on the email or website below:

David Hargreaves

07876 396 003

davidh@fhp.co.uk

Dom Alston

07890 568 077

dom.alston@fhp.co.uk



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06/01/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.