

**MEETING HALL  
BROOK CLOSE, TIMPERLEY,  
CHESHIRE WA15 7QZ  
FOR SALE – O/O £500,000**



**SINGLE STOREY DETACHED BUILDING WITH  
D1 USE CLASS. OFFERING APPROXIMATELY  
270 SQ.M (2905 SQ.FT.)  
SET IN GROUNDS OF 0.44 ACRES**

### RECEPTION (5m x 3.7m)

Double opening part glazed entrance doors leading through to reception area with range of ceiling lights. Emergency lighting. Perimeter power points. Doors leading through to office and hall. Under floor heating. Opening through to

### INNER HALLWAY (4.4m x 1.4m)

With range of ceiling lights. Doors providing access to

### KITCHEN (2.5m x 1.7m)

Comprising stainless steel sink unit set into run of wooden effect worktop with range of beige base and drawer units below with matching wall units above. Part tiled walls. Numerous power points. Telephone points. Hardwood glazed window overlooking the front of the property.

### BOILER ROOM (2.7m x 2.4m)

Boiler with wall mounted thermostat. Numerous power points. Windows overlooking the front of the property. Fire control panel. Burglar alarm.

### OFFICE (5.8m x 5.2m)

With range of fluorescent strip ceiling lights. Perimeter power points. Wall mounted heaters. Hardwood double glazed windows overlooking the front and rear. Fire escape. Built in cupboards.

### MALE WC

### BABY CHANGING ROOM

### FEMALE WC

### OFFICE 2 (6.1m x 4m)

With range of fluorescent strip ceiling lights. Perimeter power points. Underfloor heating. Built in cupboards with part glazed panel overlooking the main hall.

### MAIN HALL

Either accessed via office 2 or via double opening doors from reception measuring **15.3m x 9.8m** with range of inset fluorescent strip lighting. Perimeter power points. Windows overlooking the sides of the property with built in stage. Fire exit.

### OUTSIDE

The building is set in grounds of 0.44 acres with perimeter palisade fencing with double opening gates off Brook Close leading to the car park plus separate gated entrance from Wellington Road. The grounds are mainly tarmac hardstanding providing parking with lawned area and perimeter shrubs fronting Wellington Road. The property also benefits from 6 space cycle store along with external security lighting.

### RATEABLE VALUE

(Vendor pls confirm)

### TENURE

Leasehold from TMBC to 2069 with ground rent payable of £650 p.a.



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