

**PISGAH CHAPEL, PISGAH STREET,
PYLE, CF33 6NF**

CHAPEL AND VESTRY BUILDING

FOR SALE/TO LET

GROSS INTERNAL AREA: 360.89m² (3,884.6ft²) | TO LET £8,500 PER ANNUM EXCLUSIVE | FOR SALE £95,000

PISGAH CHAPEL FRONTS ONTO PISGAH STREET WHICH IS THE LINK ROAD BETWEEN PYLE AND KENFIG HILL | NOT LISTED

PISGAH CHAPEL, PISGAH STREET, PYLE, CF33 6NF

CHAPEL AND VESTRY BUILDING

LOCATION

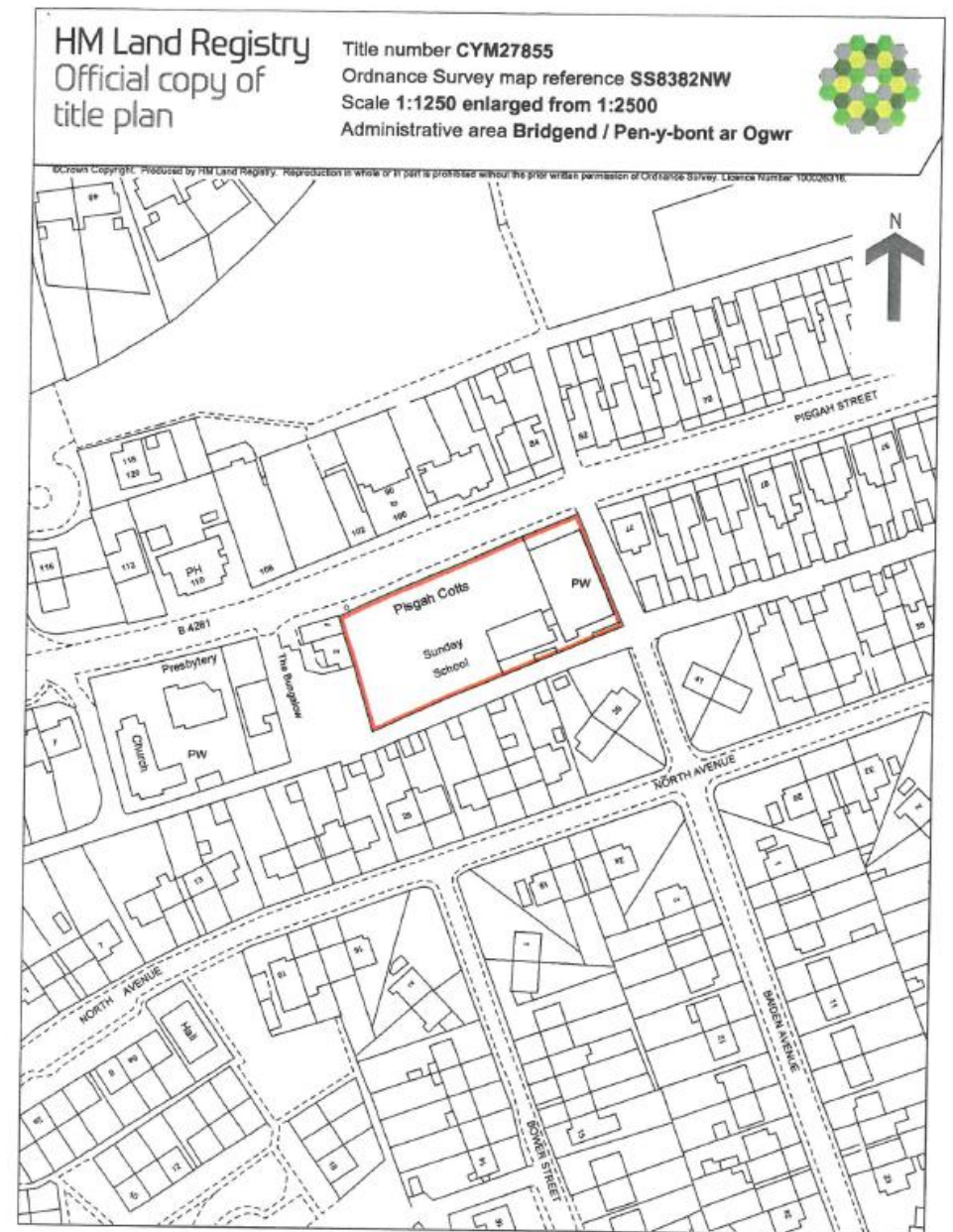
The subject property is located within Pyle, Bridgend, Wales. Pyle is a large village which is served by the A48 road and lies less than one mile from Junction 37 of the M4 motorway. The nearest town is the seaside resort of Porthcawl. To the northeast of Pyle, is the adjoining settlement of Kenfig Hill.

Pisgah Chapel fronts onto Pisgah Street which is the link road between Pyle and Kenfig Hill. Kenfig Hill RFC is situated to the north of the chapel and there are some commercial properties to the west.

DESCRIPTION

The property is a former, purpose-built freehold chapel building & attached vestry building which is not listed. The chapel construction comprises solid stone walls with facing stonework to the front elevation. The remaining elevations are rendered. There is a timber pitched roof clad with slates with mainly uPVC gutters and downpipes. The accommodation comprises an entrance vestibule, main congregational hall with a gallery seating area. To the rear of the main hall there are three school rooms and WC facilities. The building benefits from pipe heating throughout the building served by a gas boiler and all other main utilities.

The hall construction comprises solid stone walls which are rendered with facing stone quoins, under a timber pitched roof clad with slates. There are uPVC rainwater goods with timber fascias and soffits. There are uPVC double glazed windows throughout the hall building. Raised timber floor within the main hall area. The accommodation comprises entrance lobby within the link building, main hall with large moveable timber wall to separate the kitchen area. There is a small storage cupboard and WC facilities. There is an extensive graveyard to the front and side of the vestry building which is generally in good condition.



PISGAH CHAPEL, PISGAH STREET, PYLE, CF33 6NF

CHAPEL AND VESTRY BUILDING

TENURE

The property is available freehold with vacant possession.

VAT

All figures are exclusive of VAT, where applicable.

QUOTING RENT

The property is available immediately on a new FRI lease, terms to be negotiated at **£8,500 per annum exclusive**.

ASKING PRICE

We have been instructed to seek offers in the region of **£95,000**

BUSINESS RATES

Interested parties are asked to verify this information by contacting the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property is currently exempt from EPC requirements.

FREEHOLD SALE OF PISGAH CHAPEL, PYLE – PURCHASERS COVENANTS

Further information available at our offices.



PISGAH CHAPEL, PISGAH STREET, PYLE, CF33 6NF

CHAPEL AND VESTRY BUILDING

Description	Area sq m	Area sq ft
Chapel		
Entrance lobby	21.63	232.8
Main hall	177.33	1908.8
School rooms & WC	32.94	354.6
Chapel Total GIA	231.90	2496.2
Link building	11.33	122.0
Vestry		
Main hall inc. kitchen	109.64	1180.2
Store & WC	8.02	86.3
Vestry Total GIA	117.66	1266.5
Total GIA	360.89	3884.6



