





Beach Body Studio Ltd, Lenten Pool - LL16 3LG

£335,000 Freehold

An impressive and highly distinctive Grade II Listed former Church Institute, occupying a prominent position in the heart of the historic market town of Denbigh. Dating from approximately 1915, this substantial limestone building extends to approximately 500 square metres and retains an exceptional wealth of original architectural features, including leaded windows, timber floors, vaulted ceilings, exposed beams, original timber doors and extensive tongue-and-groove panelling.

Formerly known as St Mary's Church Institute, the property has served the Denbigh community for generations and is currently used as a successful Spiritual & Well-being Centre. Arranged over three levels, the building offers an extraordinarily versatile range of accommodation including a magnificent main hall with stage, several studio and activity rooms, therapy and office space, workshop, dedicated shooting range, extensive storage and numerous toilet and shower facilities.

The scale, character and flexibility of the accommodation could lend itself to a wide variety of commercial, community,

Vestibule
8' 6" x 3' 5" (2.60m x 1.04m)
The property is approached through imposing original double timber entrance doors, with vinyl flooring laid over the original terracotta tiled floor and traditional timber tongue-and-groove panelling to dado height. Original timber doors open directly into the main hall.

Main Hall
The room retains numerous original features including timber flooring, leaded windows, traditional timber tongue-and-groove panelling and two impressive sets of Grade II Listed floor-to-ceiling timber bi-folding doors.

Main Hall
46' 2" x 48' 5" (14.07m x 14.77m)
Undoubtedly one of the defining features of the property, this spectacular main hall provides an exceptional amount of open-plan floor space beneath a striking vaulted and beamed ceiling. The room retains numerous original features including timber flooring beneath the current protective mats, leaded windows surrounding the hall, traditional timber tongue-and-groove panelling and two impressive sets of Grade II Listed floor-to-ceiling timber bi-folding doors. A raised stage forms a focal point to the room, with staircases positioned to either side and a substantial raised storage area with additional storage beneath. Individual thermostatically controlled gas heaters serve the hall. The proportions and architectural character of this room make it suitable for a broad range of leisure, community, events or commercial activities, subject to the necessary permissions.

Inner Hall
Located to the left-hand side of the stage and providing access to the WC, preparation room and kitchen with a timber door giving access outside, a door leads down to the ground floor and a turned stairs leads up to the first floor.

WC
5' 4" x 3' 3" (1.62m x 0.99m)
Fitted with a low-level WC and pedestal wash hand basin, together with vinyl flooring, timber panelling to dado height and two original leaded windows.

Preperation Room
17' 11" x 14' 2" (5.47m x 4.31m)
A versatile additional room featuring vinyl flooring laid over original timber floor, an original leaded window and traditional timber tongue-and-groove panelling. Heating is provided by a thermostatically controlled gas wall heater.

Hallway
8' 1" x 5' 10" (2.47m x 1.79m)
With original terracotta tiled flooring, traditional timber panelling and a useful storage cupboard, providing access to the principal lower-ground-floor rooms.

Room 3
15' 9" x 10' 9" (4.80m x 3.28m)
A well-proportioned room currently suitable for treatment, therapy or office use, featuring laminate flooring, timber panelling and two original leaded windows. A further door provides direct access into room 4.

Shower Room
11' 11" x 10' 7" (3.62m x 3.22m)
Providing useful shower facilities with an electric shower, Belfast-style sink with mixer tap, vinyl flooring, wall-mounted heater and original leaded window.

Ladies Toilets
10' 11" x 7' 7" (3.34m x 2.32m)
Comprising two WC cubicles, pedestal wash hand basin, tiled flooring, electric heater, original leaded window and traditional timber panelling.

Gent's Toilets
7' 6" x 3' 11" (2.28m x 1.20m)
Providing two WC cubicles together with a pedestal wash hand basin, tiled flooring, electric heating, dehumidifier, traditional timber panelling and an original leaded window.

Room 4
26' 11" x 17' 9" (8.21m x 5.42m)
Another substantial and characterful activity space featuring beautiful original parquet flooring, traditional timber panelling and original leaded windows. A raised alcove adds further flexibility to what is already an impressive multi-purpose room.

REAR GROUND FLOOR

Stairs
A further staircase positioned to the left-hand side of the stage leads down to a separate section of the building incorporating the shooting range, office and workshop accommodation. The gas meter is also located within this area.

Hallway
5' 11" x 4' 6" (1.81m x 1.36m)
Finished with vinyl flooring and providing access to the adjoining rooms.

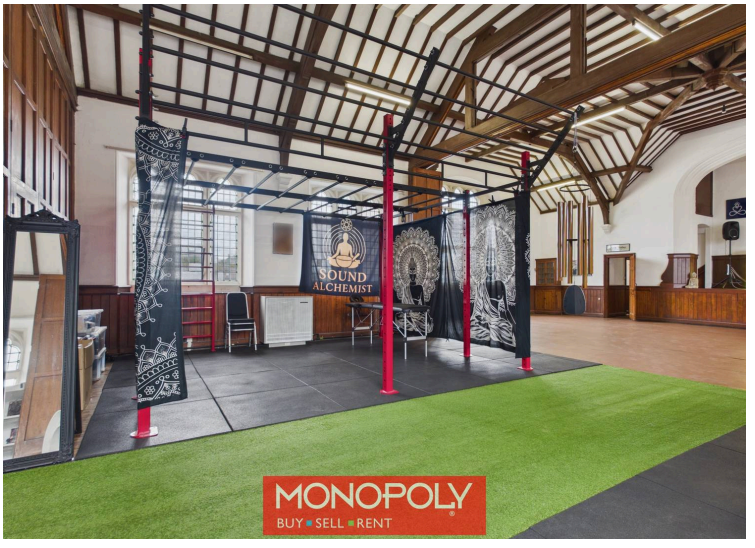
Workshop


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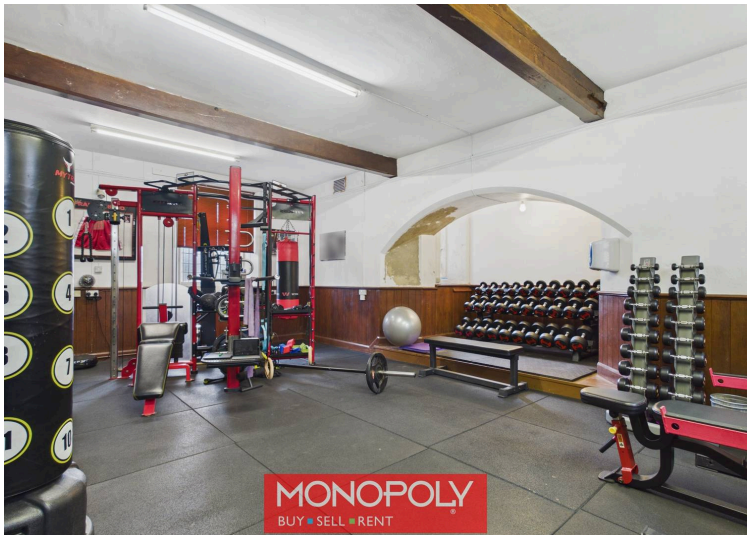

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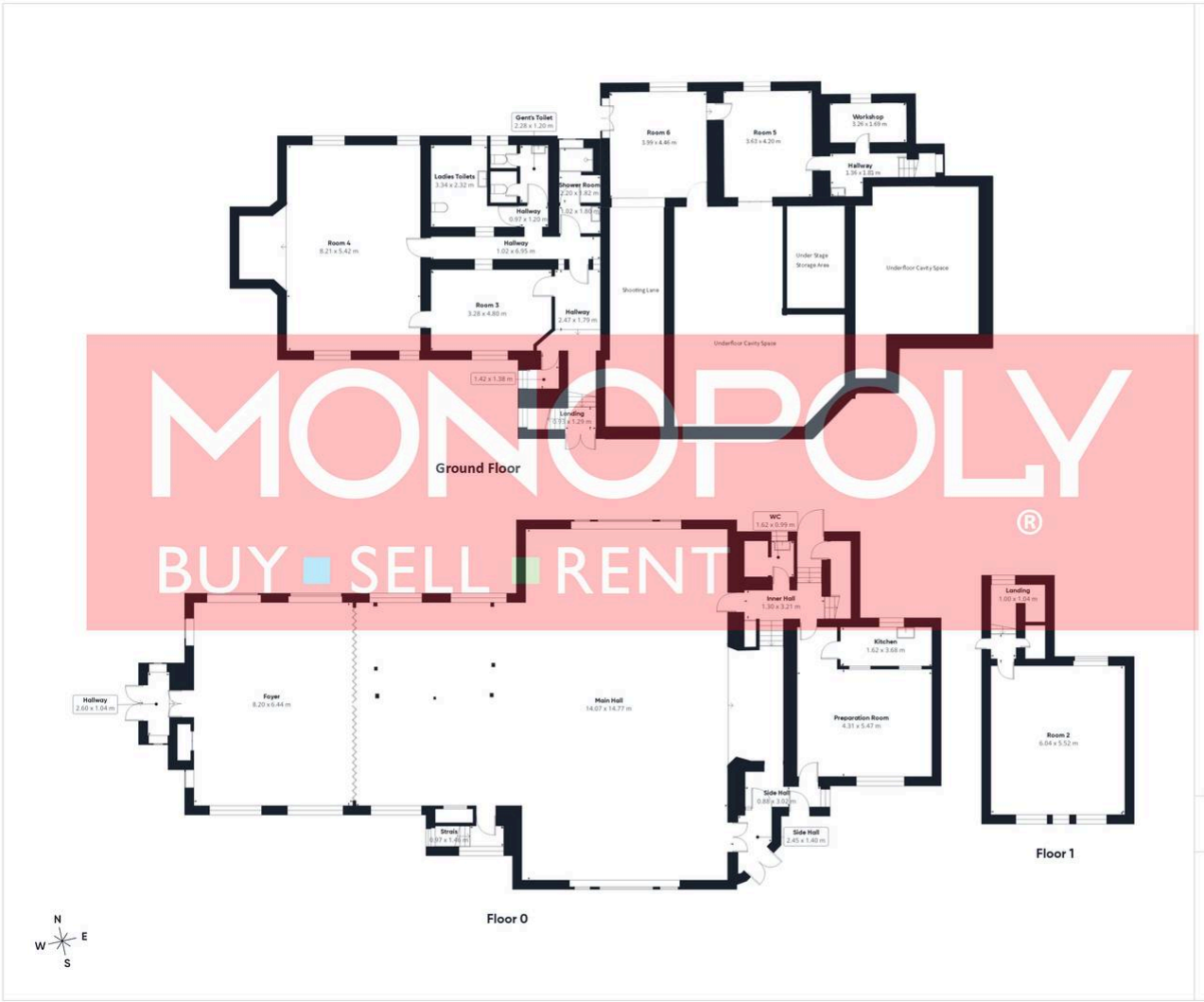

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Approximate total area(1)

480.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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