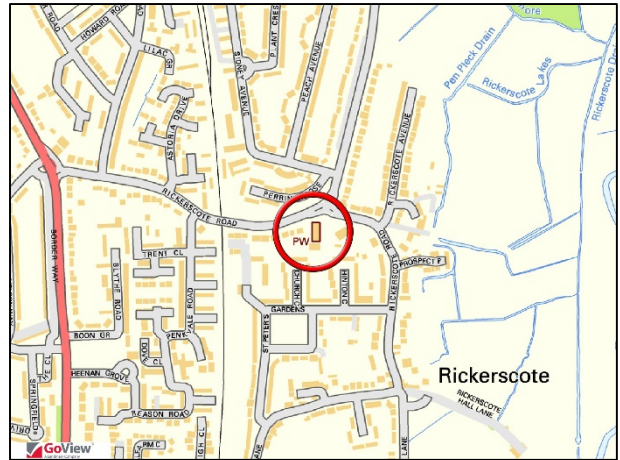
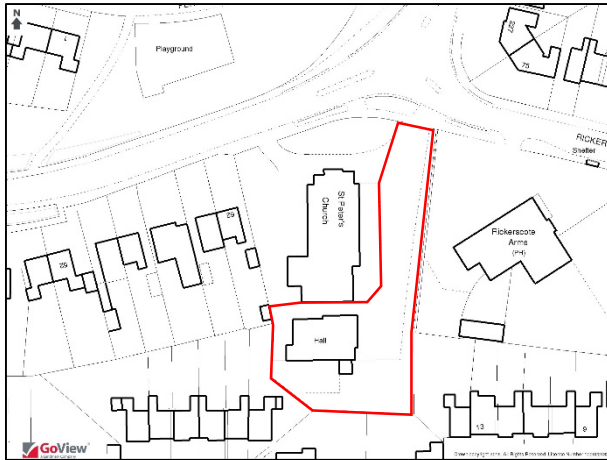




Church Hall Premises For Sale in Stafford



- **St Peter's Church Hall, Rickerscote Road, Stafford, Staffordshire, ST17 4EX**
- 1,367 sq.ft. (126.97 sq.m.)
- Total site area 0.44 acres (0.18 hectares) including parking and private gardens
- Planning permission for D1 (Non-Residential Institution) covering clinics, day nurseries and training centres
- May suit other alternative uses subject to planning consent
- One mile from Junction 13, M6 Motorway
- Immediately available

LOCATION

The property is situated at the rear of St Peter's Church, that being located on the south side of Rickerscote Road between its junctions with Penkvale Road and Silkmore Lane, about one and a half miles south from Stafford town centre.

The immediate area is characterised by a mixture of pre-war, post-war and more modern housing with a former public house on an adjoining site due to be redeveloped for residential purposes and a Co-operative Supermarket and other isolated commercial uses in the vicinity. The nearest arterial route is the A449 Wolverhampton Road which links to Junction 13 of the M6 Motorway just over one mile distant.

DESCRIPTION

The property consists of a purpose-built detached community building designed for use as a church hall and is of single-storey flat-roofed brick construction providing a main hall and meeting room together with refreshment and WC facilities, extensive car parking at the side and an area of garden ground at the rear offering potential for extension.

The property has been well maintained and benefits from partial replacement Upvc double glazing and gas fired central heating.

The availability provides an ideal opportunity for potential buyers to acquire a building capable of being used for a number of non-residential institution types of operation including as a clinic, day nursery, health service provision, crèche and training centre, all of which are covered by the existing planning consent..

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Entrance Hall	-	-
	Store/Boiler Room	28	2.60
	Office No. 1	242	22.48
	Main Hall	813	75.52
	Kitchen	157	14.58
	Store/Office No. 2	127	11.79
	Male WC's	-	-
	Female WC's	-	-
TOTAL NET FLOOR AREA		1,367	126.97
EXTERNAL car parking area at side with concrete, stone and tarmacadam surface. Garden ground at rear. Site enclosed on three sides by way of hedging, fencing and a tree line with vehicular access from Rickerscote Road via a gateway. Propane gas tank.			

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler fuelled by propane.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. As a Church Hall, the property is currently exempt from business rates and will therefore need to be re-assessed.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of ## within Band ##. A full certificate with recommendations will be provided on request.

TERMS

£135,000 for the freehold interest. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any VAT and Stamp Duty due thereon.

VIEWING

By arrangement with the Millar Sandy's Stafford Offices or through the joint agents, Rory Mack, at their Newcastle-under-Lyme offices. Tel: 01782 715725.

The premises are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4010 13.07.2017

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements