

RORY MACK

ASSOCIATES

MEETING PLACE, SANDFORD STREET CHESTERTON, NEWCASTLE, STAFFRDSHIRE, ST5 7FA

FOR SALE
£299,000

- Modern and extremely well-presented meeting place premises
- GIA 2,743 sq ft with main hall extending to 2,132 sq ft
- Main road frontage and located within a 0.35 acre site
- Alternative use and redevelopment potential (STP) and consent
- Within ½ a mile of the A34





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GENERAL DESCRIPTION

A modern single storey meeting place premises, thought to have been constructed during the early 1990's of traditional brick elevations supporting a pitched concrete tiled roof. The property is immaculately presented and briefly comprises an attractive and gated undercover foyer area leading into a spacious entrance hall with vaulted ceiling providing access to male, female and an accessible toilet and kitchen. The main hall benefits from a suspended ceiling throughout and a raised stage area to one end and two spacious offices at the other end which could easily be incorporated into the hall accommodation.

Externally, there is an enclosed area of block paving providing an attractive entrance to the property beyond which is an additional area of land finished in hardcore stone which provides ample onsite parking. In total the site area extends to 0.35 acres.

LOCATION

The property is located towards the northern edge of Chesterton, an urban village on the northern outskirts of Newcastle under Lyme in a predominantly residential area and within ½ a mile of the A34, via the Parkhouse Industrial Estate roundabout.

ACCOMMODATION

Entrance/Recp Hall:	213 sq ft
Male WC's :	94 sq ft
Female WC's :	180 sq ft
Accessible WC	49 sq ft
Kitchen:	75 sq ft
Office 1:	177 sq ft
Office 2:	177 sq ft
Main Hall:	1,778 sq ft
Total GIA:	**2,743 sq ft**

Externally: The entire site is made up of three separate but adjoining Titles (SF283759, SF571402 and SF520207) all of which provide a site area of 0.35 acres.

For a virtual tour of the property please see:
https://tour.giraffe360.com/507a1e98eb2746489cf67e9aa352cc03/

SERVICES

All mains services are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

ALTERNATIVE USES

The property has an F1 Use Class Order which permits the building to be used as a 'school, non-residential education and training centre, public hall, exhibition hall or museum as well as a place of worship.

However, we understand that there is a restrictive covenant in favour of the council on the property entered into in 1990 which restricts the use of the building for religious purposes. The vendors have not approached the council to request the removal of same, so for those interested in using the property for alternative uses we advise approaching the council directly to negotiate the removal of the covenant.

BUSINESS RATES

As the property is a 'place of worship' it is exempt from Business Rates and doesn't have a Rateable Value.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements