

RORY MACK

ASSOCIATES

TO LET:

£14,000 PAX

Kidsgrove Methodist Church, The Avenue

Kidsgrove, Stoke-on-Trent
Staffordshire, ST7 1AE



- Open plan Church premises with benefit of parking to the rear
- Current D1 Use Class (Place of Worship)
- Good main road frontage to The Avenue
- Total NIA 3,572 sq. ft./ 38 sq. m.

COMMERCIAL ESTATE AGENCY
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PROPERTY MANAGEMENT

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

An attractive former Methodist Church of traditional brick construction, surmounted by a pitched tile covered roof. The building provides open plan accommodation which includes main hall, store and WC. The property has most recently been used as a Place of Worship within Use Class D1. This Use Class allows a number of similar types of occupiers such as clinics, day centres, creches, day nurseries and training providers. The property may be suitable for alternative uses (STP).

LOCATION

As referenced on the attached plan, the property occupies a prominent position on located on The Avenue within a mixed use commercial area including; the library, post office and Primary School.

ACCOMMODATION

Reception:	173 sq. ft.
Hall:	2,642 sq. ft.
Office:	576 sq. ft.
Store:	181 sq. ft.
WC:	-

Total NIA: 3,572 sq. ft./ 38 sq. m.

SERVICES

All mains services are connected. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £12,000

Rates Payable: £5,892 pa (19/20)

Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

EPC

Band TBC– Asset Rating TBC

TENURE

Available by way of a new Internal repairing and insuring lease for a minimum term of three years to be agreed, subject to rent reviews every three years. The incoming tenant will be responsible for reimbursing the Landlord for the annual buildings insurance. Each party will be responsible for their own legal fees.

V02547/01082019



Strictly by appointment through agents:

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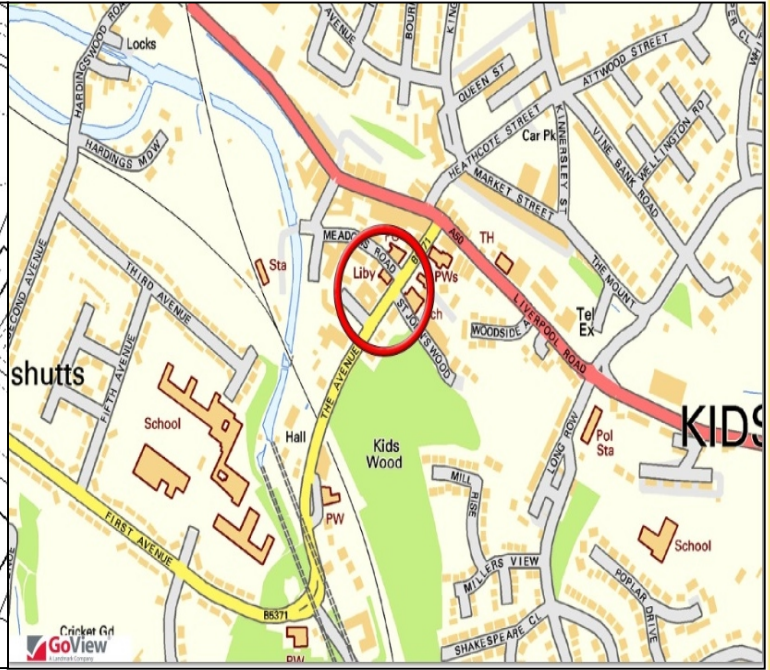
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ORDNANCE MAP



STREET MAP



TOWN MAP



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