



POTENTIAL FOR A RANGE OF USES



The Old Chapel, Churchdown

A unique self-contained office/workshop with allocated on-site parking. Potential for a variety of uses.

Location

Churchdown is a village situated approximately 4 miles northeast of Gloucester city centre and halfway between Cheltenham and Gloucester. The property is situated at the junction of Sandfield Road and Piece Road in a predominantly residential area with a number of shops nearby on Blacksmiths Lane and Church Road.

Description

The property is a former Chapel of brick construction and pitched roof with slated covering.

The ground floor accommodation comprises a single open plan workshop / office area with kitchen and there is a rear lobby providing access via a staircase to the first-floor level and door to a small rear courtyard.

Accommodation (Approximate net internal areas)

Accommodation	M2	Ft2
Ground floor office	44.14	475
First floor	33.64	362
Total	77.78	837

At the top of the staircase there is a small landing providing access to a WC and the first-floor office space formed within the apex of the roof structure.

The property benefits from good natural lighting throughout, gas fired central heating and a fire alarm system. There are 4 on-site parking spaces.

Planning

The property has been used as a workshop and offices which fall within Class E of the Use Classes Order 1987.

Rates

The rates appearing on the valuation office website is £3,400. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£12,500 per annum exclusive.

EPC

The property has a rating of E-109.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key contact



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