



SMC
Brownill
Vickers

To Let



Former Chapel Located on Attractive New Homes Development – Potential for Day Nursery or alternative uses (STP)

£47,500 per annum

The Chapel, St Luke's Park, Runwell, Wickford, SS11 7XX

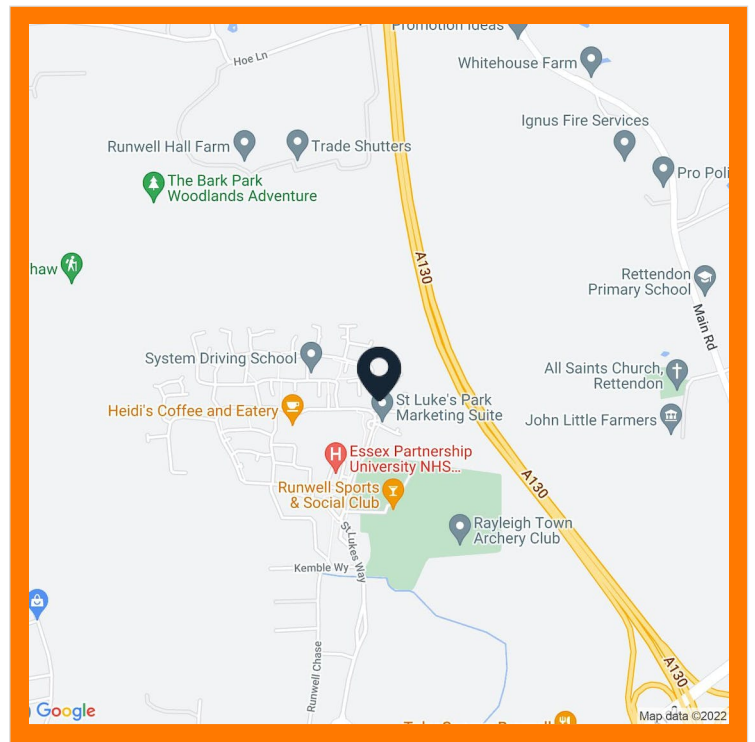
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](https://www.smcbrownillvickers.com)

- Grade II listed former chapel available to let on a new lease
- Located on the new St Luke Park's development (575 new homes set within mature woodland setting) in Runwell, Essex
- Historic planning permission for day nursery use, although alternative uses may be possible (STP)
- Just under 2 miles from Wickford town centre and with good access to the A127 connecting to Greater London and outer Essex
- External useable areas, landscaping plus ample parking



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property comprises a substantial Grade II listed former chapel (built in 1937) which was originally part of the former Runwell Hospital. The property is constructed of white brick with ashlar masonry and pantile roofing.

The accommodation is over ground floor and part first floor. The space at ground floor level is mainly open plan space (the former church hall) with a front entrance lobby area. The ground floor extends to an eaves of 6.46m. The ground floor accommodation benefits from a number of window openings to the side elevations and ceiling. The first floor accommodation is accessed via a rear spiral staircase which provides a storage area.

There is a main front door and several rear and side potential access points. Externally the property benefits from approximately 14 vehicle spaces within a paved area, a potential external play area, and perimeter areas which are currently part landscaped.

Location

The Chapel is located within St Luke's Park Development which comprises of 575 new homes set within 200 acres of mature parkland. St Luke's Park is located in Runwell, which is located just under 2 miles north of Wickford town centre, in Essex.

St Luke's Park will also include a range of community facilities including a new primary school, Co-op Food, a restaurant and Runwell Sports and Social Club is located close by.

The property is located within good access of Wickford, Chelmsford, Billericay, and Rayleigh as well access to the A127 (to London and outer Essex) via the A130.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Reception	300	27.87
Ground - Main Hall	2,326	216.09
Ground - Rear Hall	823	76.46
Ground - Rear Ancillary Areas	204	18.95
1st	426	39.58
Total	4,079	378.95

Planning

The most recent planning record for the property is as follows:

"Use of St Luke's Chapel as a day nursery (D1 Use Class) consisting of 371 sq m floorspace with associated parking and landscaping works relating to this phase of development."

Whilst this use or alternative uses may be possible, we would advise interested parties to make their own enquiries via Chelmsford Council Planning Department on 01245 606826 for verification.

Rating Assessment

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available on a new lease on terms to be agreed, tenant responsible for repair, decoration, property insurance premium, rates and utility charges.

Appropriate rental incentives will be considered for a suitable tenant.

Rent

£47,500 pa, payable quarterly in advance. We are informed VAT is NOT payable on the rent.

Viewing Arrangements

For further information or accompanied viewings, please contact the agent:

Francois Neyerlin
Telephone: 01708 973700

Email: francois.neyerlin@smccommercial.co.uk

Business Rates

Further information is available upon request.

