



Sanderson  
Weatherall

# FOR SALE FREEHOLD

Community use church premises



**Kidderminster Corps Hall, Jerusalem Court, Kidderminster DY10 2NP**

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- Complete community use/ church premises with additional gym hall, other meeting rooms and offices.
- Well presented in good condition.
- Secure parking area.
- Gross internal area of 5,345 sq ft (503.7 sq m) on a site of 0.33 acres.
- Freehold with vacant possession.
- Offers over £400,000.

### Description

The property comprises a community use/ church building of red brick construction, which has been extended over time. It is currently arranged to provide a main worship/ meeting hall with raised stage area, gymnasium, dining hall/ secondary meeting area, kitchen, multiple WCs, entrance foyer, along with various offices and stores. The property is very well presented and in a good condition, suitable for immediate occupation after purchase.

Externally there is a tarmac surfaced car park to the front of the property allowing parking for approximately 12 cars. The site is securely fenced with dual entrance gates from Jerusalem Court.

The property extends to a gross internal area of approximately **5,345 sq ft (503.7 sq m)**, on a site of **0.33 acres**.

### Location

The property is situated on the north-eastern side of Jerusalem Court, at its junction with Queen Street, one mile north of Kidderminster town centre, off the main Stourbridge Road. Jerusalem Court is a residential cul-de-sac providing mixed housing with commercial uses also nearby.

### EPC

The property has an EPC Rating of Band E with a score of 112 points.

### Services

We understand that all mains services are available at the property.

### Tenure

Freehold with vacant possession upon completion.

### Planning

The property has most recently been used as community use place of worship under use class F1, but may be considered suitable for alternative uses, subject to planning permission.

We note that the original part of the property being the worship hall is locally listed (Kidderminster local heritage list) by Wyre Forest District Council for its architectural merit.

### Business Rates

Subject to its use as a place of worship the property is currently exempt from business rates. We recommend that prospective purchasers contact Wyre Forest District Council business rates department to enquire whether their proposed use will trigger a business rates liability.

### Legal Costs

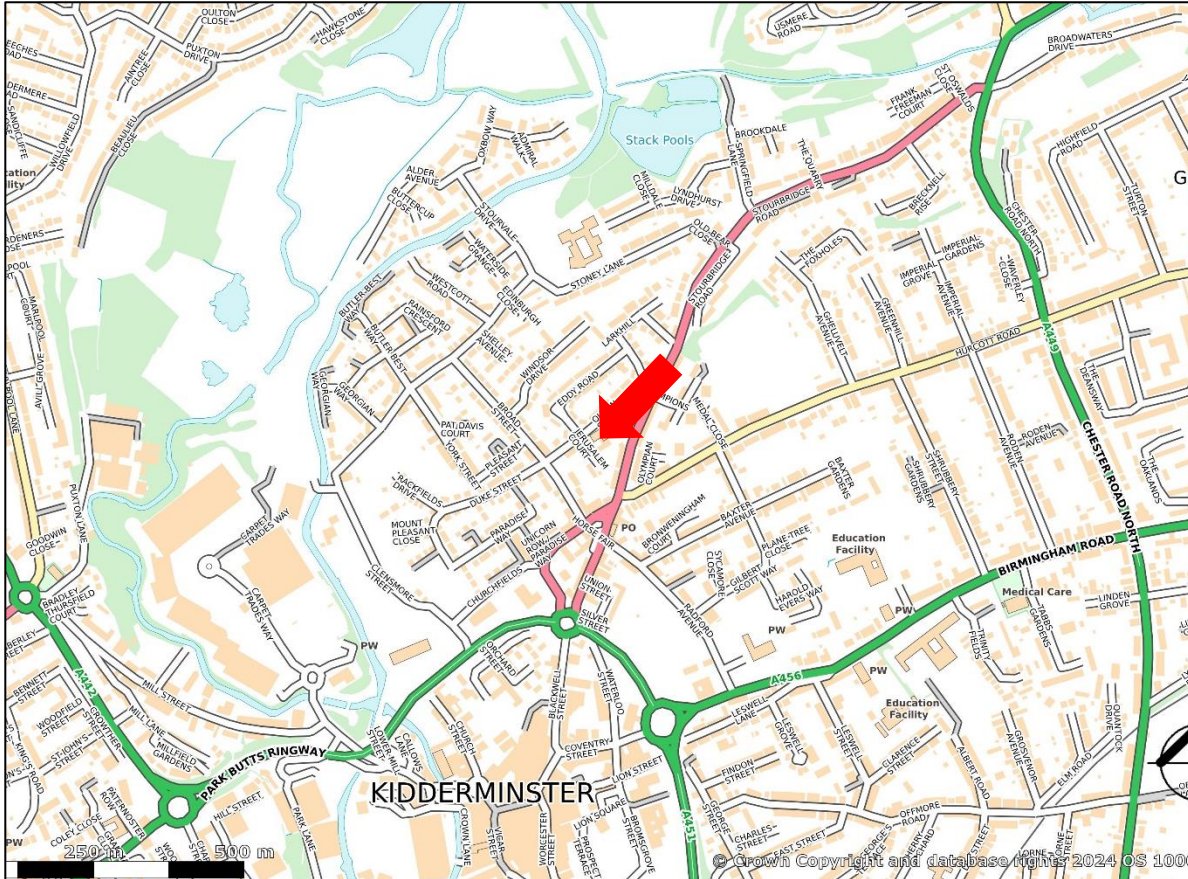
Each party to cover their own legal and professional costs in this transaction.

### Price

Unconditional offers over **£400,000**, subject to contract.

The property is not currently elected for VAT.





Viewing is strictly by appointment with the sole agents:

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