Whittaker & Biggs
Est. 1930
Rostons Group







Elementation Ltd, St. Chads Fisher Street, Brindley Ford, Stoke-On-

£375,000

- Former Mission Church dating from circa 1890
- Existing industrial/workshop use
- Exposed roof trusses and vaulted ceiling
- Extensive workshop and storage accommodation
- Site extending to 0.54 acres (0.22 hectares)
- Three-phase electricity supply
- Office accommodation
- Character period building
- Large open-plan former chapel hall
- Kitchen and WC provisions

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St. Chads Fisher Street, Stoke-On-Trent ST8 7QJ

ST CHAD'S CHAPEL, FISHER STREET, BRINDLEY FORD, STOKE-ON-TRENT, STAFFORDSHIRE, ST8 7QJ

CHARACTER FORMER CHAPEL WITH INDUSTRIAL ACCOMMODATION, FIRST FLOOR OFFICES, STORAGE THREE-PHASE POWER, YARD AND RESIDENTIAL DEVELOPMENT POTENTIAL

0 0 0

Council Tax Band: Exempt





A rare opportunity to acquire a substantial former mission church dating from approximately 1890, currently utilised as industrial, workshop and storage accommodation 5,712 sq ft (530.66 sq m) Gross Internal Area.
The total external area extends to approximately 0.54 acres (0.22Hectares)
Originally opened as the Mission Church of St Chad in 1890, the property retains a wealth of original architectural features including attractive brick elevations, arched window openings, exposed roof trusses, vaulted ceilings and a distinctive bell tower, creating a highly characterful commercial premises.

The principal accommodation is centred around the original chapel hall which now provides impressive open-plan workshop accommodation with excellent internal height and natural light. The property also benefits from a range of ancillary workshops, storage rooms, office accommodation, kitchen facilities and welfare provision.

The building has been occupied for industrial manufacturing purposes for a number of years and benefits from a three-phase electricity supply.

Externally, the property benefits from a substantial surfaced yard providing loading, parking and external storage areas, together with additional land surrounding the building.

The property offers considerable flexibility for continued industrial, workshop, storage, trade counter or manufacturing uses. Furthermore, given its character, size and historical significance, the property may offer potential for residential conversion, redevelopment or alternative uses, subject to obtaining all necessary planning permissions.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis and comprises:-

Main Hall
414'10" sq m

Side Entrance
10'3" sq m

Office
39'2" x 21'10"

Storage Room
14'1" sq m

Large Storage Room
38'5" sq m

W/C
5'10" sq m

Kitchen/ Breakout Area
25'10" sq m

Storage Room
85'5" sq m

Additional Storage Room
96'9" sq m

Far End Workshop
346'9" sq m

Middle Workshop
183'11" sq m

Smaller Workshop
27'3" sq m

Workshop
37'0" sq m

Total GIA
1741'0" sq m

LOCATION

The property is situated on Fisher Street within the village of Brindley Ford, approximately 4 miles north-east of Stoke-on-Trent city centre and close to the neighbouring towns of Biddulph and Congleton.

The location benefits from convenient access to the A527 and wider Staffordshire and

Cheshire road networks, whilst occupying a prominent position within an established mixed residential and commercial area.

DEVELOPMENT POTENTIAL

The property's historic character, substantial internal volume and generous site area may lend itself to a variety of alternative uses, including residential conversion, mixed-use redevelopment or other commercial uses, subject to obtaining the necessary planning permissions and statutory consents.

Interested parties are advised to make their own enquiries with Stoke-on-Trent City Council Planning Department regarding their proposed use.

SERVICES

We understand that all main services are connected to the property, including electricity, water and drainage.
The property benefits from a three-phase electricity supply.
Interested parties should make their own investigations regarding service capacities and suitability for their intended use.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority regarding business rates liability.

VAT

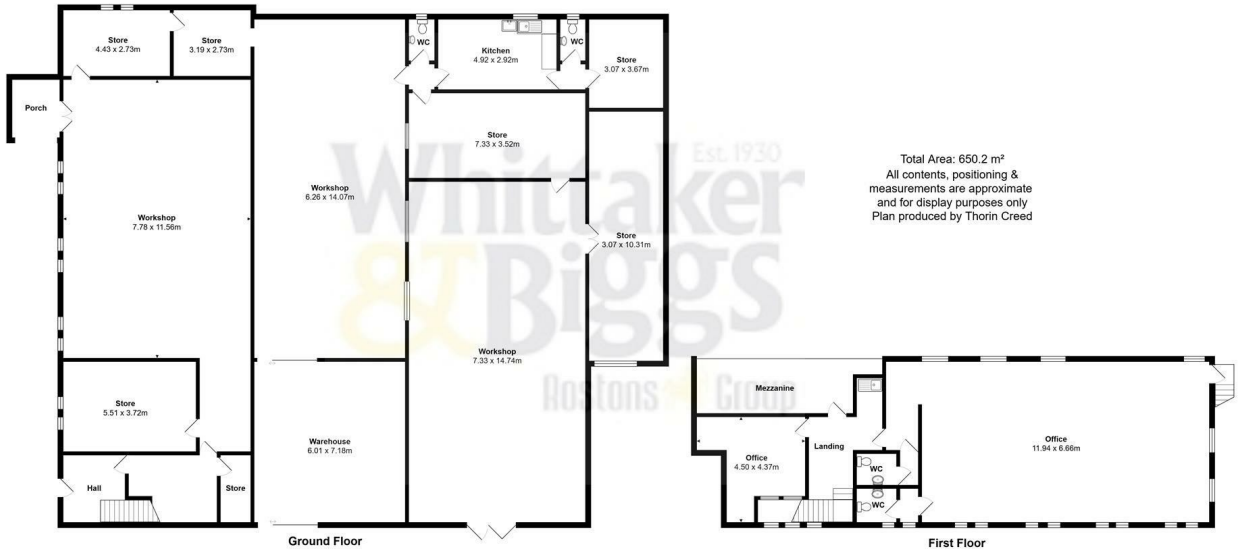
All prices, rentals and figures quoted are exclusive of VAT unless otherwise stated.

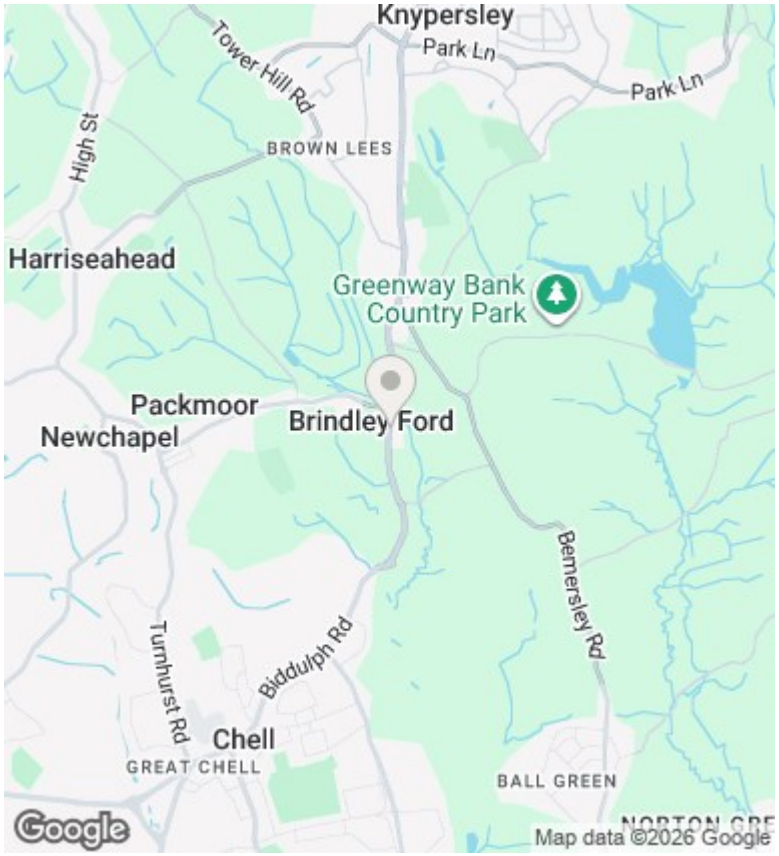
VIEWINGS

Strictly by prior appointment through the sole selling/letting agents Whittaker & Biggs.









Directions

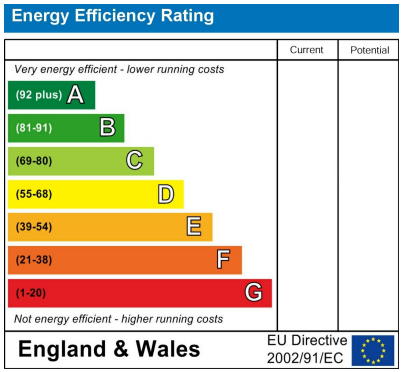
Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

Exempt

Photo Editing Disclaimer:
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