

# CLUMBER HALL, NOTTINGHAM



## Church Building Available to Let



**Church Growth Trust**  
The Barn, Baines Lane  
Seaton  
Oakham  
LE15 9HP

## CLUMBER HALL EVANGELICAL CHURCH, HIGH CROSS STREET, NOTTINGHAM NG1 3AX



### General Situation

Clumber Hall, situated in the Hockley District of Nottingham and close to the Broadway Cinema and Motorpoint Arena, was built over two hundred years ago and Clumber Hall Assembly, an Open Brethren Assembly, has been meeting at the Hall. The congregation has reduced in number over the last few years and has reluctantly taken the decision to stop meeting. Church Growth Trust is looking for a suitable evangelical church to lease the building for worship and outreach to the local community. The property, which is substantial in size, has been improved in a number of areas but would benefit from further works of modernisation and upgrading.

### Description

The property comprises a three storey property with the front part of the property being a two storey building of rendered brick and a slate pitched roof and a three storey brick and slate building to the rear built in the 1980s. The front building contains a substantial worship area with baptistry on the ground floor accessed via twin doors from High Cross Street, and a basement area below. To the rear there is an entrance lobby with access from Western Street, a kitchen and WCs on the ground floor, a first floor meeting room and a basement below with office and storerooms. Outside to the rear off Western Street there is a small private car parking area for about four cars. The total floor area at the property is split approximately as set out below. The Main Hall is 108 sq metres / 1,170 sq ft. :

117 sq metres / 1,255 sq ft on the ground floor

160 sq metres / 1,720 sq ft at basement level

37 sq metres / 395 sq ft at first floor

Please see the attached photographs.

## **Condition**

The majority of significant improvements to the property were undertaken about 35 years ago so there is a need to carry out further works of repair and upgrading including further work in relation to the Equality Act. Any works will be discussed with the prospective tenant including works which the tenant may wish to undertake to suit its needs.

There is an Asbestos Report available for the property.

## **Planning**

It is believed that the property has an established use as a place of worship (Use Class D1). Any alternative uses may require planning consent.

## **Tenure**

The property is to be let as a whole for a term of between three and five years. A longer term may be considered if significant financial investment is being considered. The shorter term lease will be excluded from Part 2 of the Landlord and Tenant Act 1954. The tenant will be responsible for all repairs to the property and for refunding the annual building insurance cost to the landlord. A copy of Church Growth Trust's standard tenancy agreement can be obtained on request.

There is currently a sub-letting of parts of the property to Springs of Life International Christian Centre.

## **Rent**

Church Growth Trust normally lets its properties at a significant discount (40-66% of market rent for church use). We estimate that a full rent for the property with the car spaces would be around £28,500 per year. However, the rent actually agreed with a prospective tenant will only be finalised after discussions, taking into account not only the works that may need to be undertaken to the building, but also the nature of the outreach to the local community and the vision that the tenant has received about growing the Kingdom through the building.

## **Viewing**

Viewing is **by prior appointment only**. Please phone or email to indicate your interest in the property and when you would like to view.

## **Meeting**

Giles Arnold, CGT's Chief Executive, and John Duffield, Property Manager, are planning to be at the property on **Thursday 18 October 2018** and would like to make appointments to meet and pray with interested parties and discuss their proposals for using the property and outreach work. Please contact John Duffield to ask any questions and agree an appointment to meet.

John Duffield MRICS, Property Manager  
**Church Growth Trust**, 1 Manor Farm Barns, Baines Lane  
Seaton, Oakham LE15 9HP  
Tel: 01536 201339/07970 143871  
Email: [john.duffield@churchgrowth.org.uk](mailto:john.duffield@churchgrowth.org.uk)

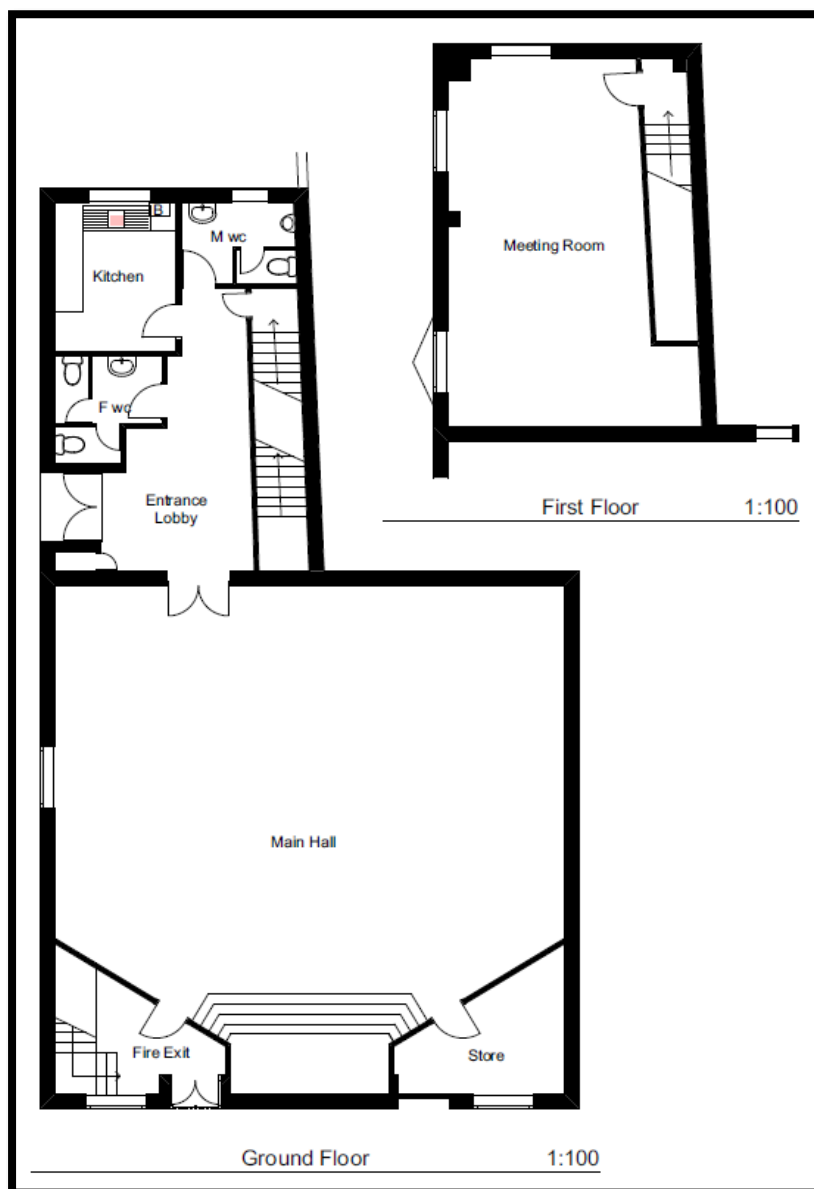
## Proposals

Written proposals from any prospective evangelical church tenant should be sent to Church Growth Trust's office **following** the meeting in October 2018 by no later than Friday 2 November 2018. The proposals should ideally include the following:

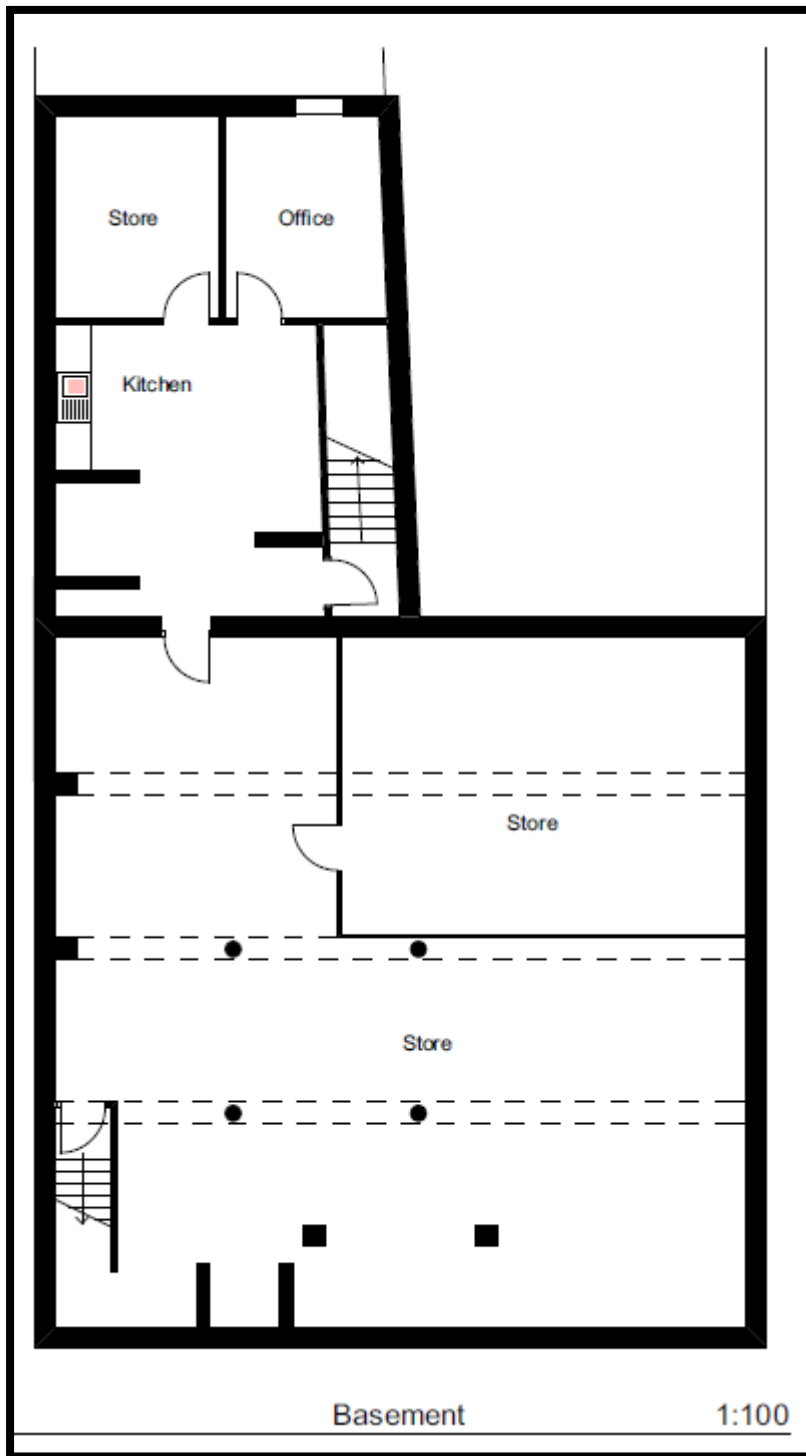
- Details of the church, including history, distinctives, growth and numbers
- The church's vision and plans for use of the building
- Relations with other churches / Christian organisations in the area and how your work will relate to these
- Financial details of the Church, proposals for length of lease / rental payments / proposed works to the property
- Other matters that may be helpful /influence Church Growth Trust's decision

The proposals will be discussed by Church Growth Trust's Directors with the intention that the decision on the chosen church can be made promptly with a view to the lease starting on 1 January 2019.

## Layout of the property



Layout of the property



APPENDIX – PHOTOGRAPHS

Photo 1 – front view of the Main Hall



Photo 2 – side entrance to Western Street



Photo 3 – building viewed from rear with car park in foreground



Photo 4 – main hall – baptistry is in central stepped dais



Photo 5 – right hand side of main hall



Photo 6 – lobby area to rear with staircase off





Photo 7 – first floor meeting room



Photo 8 – first floor meeting room



Photo 9 – basement office



Photo 10 – part of basement area

