

**GOSPEL HALL, PRICE ROAD, WEDNESBURY
WS10 0EZ**



Church Building To Let



your experts in church properties

Church Growth Trust
1 Manor Farm Barns
Baines Lane
Seaton
Oakham
LE15 9HP

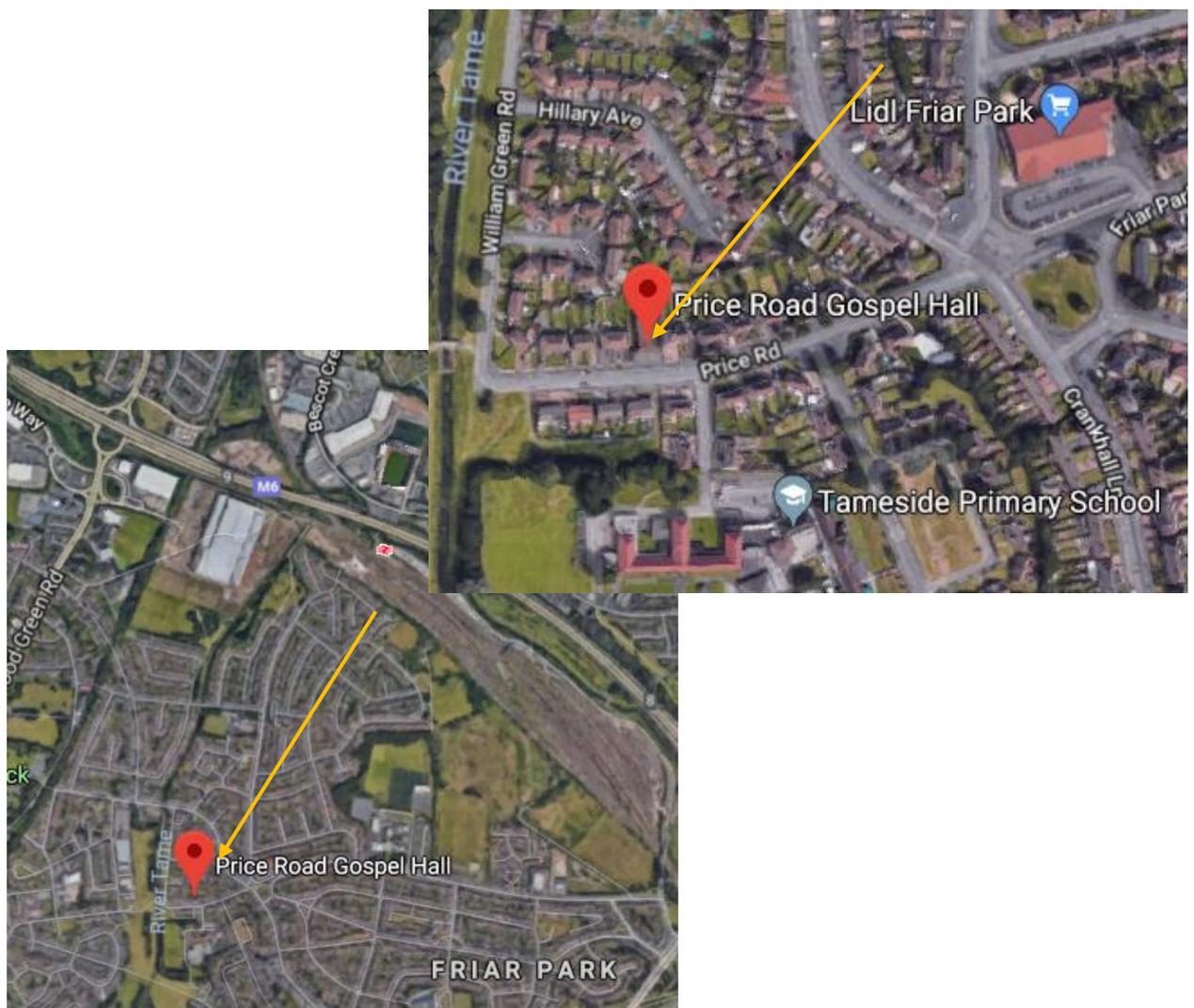
GOSPEL HALL, 26 PRICE ROAD, WEDNESBURY

General Situation

The work of Price Road Gospel Hall began originally in Wellcroft Road, Wednesbury with the site in Price Road coming into use in 1946. Meeting of the Brethren at Price Road stopped in April 2017 and Church Growth Trust is now looking to let the property to a suitable evangelical church for effective outreach with the Gospel to the local community. If we are unable to find a church to take on the building, the property is likely to be sold for development and will be lost for the Kingdom.

Location

The property is located in Price Road to the east of Wednesbury in the residential area of Friar Park, not far from Junction 9 of the M6 and the Bescott Rail Sidings.



Description

The majority of the building was erected in the 1950s, with extensions built in the 1980s. The property comprises a largely single storey brick building with a clay tiled pitched roof, but with a two storey centre section, a single storey extension to the front with a mono-pitched concrete pantiled roof and a single storey extension to the rear with a felt flat roof. There is a tarmac parking area (seven or eight cars) to the front and gates either side of the building, leading to a rough grassed area to the rear. The accommodation comprises an entrance hall with WCs off, a substantial main hall (75-80 people) with a baptistry, middle room (with access to first floor), modern kitchen and a meeting room to the rear. To the first floor is a large classroom/storage area approached by a full width staircase. See the floor plans below.

Condition

Whilst the former Trustees have maintained the building in reasonable order, it would benefit from modernisation to make it more suitable for 21st Century church use. Having been vacant for over 12 months means that it is in need of some repair, tidying up and refreshing. In addition, work will be needed to be undertaken by the incoming tenant to make the property compliant with the Equality Act in terms of access and WC provision.

Heating to date has been through a mix of independent wall-mounted gas and electric fires and the property would benefit from the installation of a gas-fired central heating system. The electrics are fairly modern and were last checked in 2014. The majority of the windows to the property are single-glazed Crittall metal-framed windows; although there are a few UPVC double glazed units in the kitchen and back room.

The kitchen facilities are modern, with vinyl flooring and tiled splash-backs. The main room has wooden floor boards with carpet runners. The middle room has a laminate flooring, the rear room has vinyl flooring and the first floor (and stairs) has old carpet. The WCs and lobby have carpet tiles and vinyl flooring. The decoration is dated in most rooms. The rear flat roof has failed in the past causing damage to the décor and plasterwork in the kitchen and rear meeting room; some of which has already been repaired, but still requires decorating. There are also some cracks in the plasterwork, but these are understood to be the result of movement some years ago.

Planning

The property has an established use as a place of worship (Use Class D1). Alternative uses will require planning consent.

Tenure

The property is to be let as a whole for a term of between two and five years. The lease will be excluded from Part II of the Landlord and Tenant Act 1954. The tenant will be responsible for all repairs to the property. The tenant will also refund the building insurance cost to the landlord.

A copy of Church Growth Trust's standard tenancy agreement can be obtained from the office.

Rent

The property will be let at much reduced rent of £1,000 to £3,000 per annum as the incoming church will be expected to deliver the necessary works in respect of the Equality Act, heating and refurbishment.

Viewing

The property can be viewed by contacting on

Should you require any further information with regard to the above property, please do not hesitate to contact:

John Duffield
Church Growth Trust
1 Manor Farm Barns
Baines Lane
Seaton
Oakham
LE15 9HP

Tel: 01536 647163 or 07970 143871
Email: john.duffield@churchgrowth.org.uk

Meeting

John Duffield is planning to visit the property in October 2018 (exact date to be confirmed) and would like to meet and pray with any interested parties and discuss their proposals for the property and outreach work. Please contact him to let him know your availability.

Proposals

Written proposals from any prospective evangelical church tenant should be sent to Church Growth Trust's offices for the attention of John Duffield (or emailed). Proposals where possible should include the following:

- Details of the church, including numbers, growth and history;
- Church's vision and plans for use of the building;
- Doctrinal basis or statement of beliefs for the church;
- Relations with other churches/organisations in the area and how your work does or will relate to these;
- Financial details of the church/organisation;
- Proposals for length of lease and rental payments. This may also include proposals on works to the property;
- Other points that may influence Church Growth Trust's decision in letting the property.

The proposals will be discussed by Church Growth Trust's Trustees, with the intention that a decision on one particular church can be made in the near future so that a lease can start as soon as possible after that decision.

FLOOR PLANS

APPENDIX – PHOTOGRAPHS

Photo 1 – front view of property



Photo 2 – rear view of property



Photo 3 – grassed area to rear



Photo 4 – main hall



Photo 5 – middle room



Photo 6 – rear meeting room



Photo 7 – first floor classroom



Photo 8 – first floor classroom



Photo 9 – modern kitchen



Photo 10 – modern kitchen

