

# VALE PARK CHAPEL RHYL



## Church Building To Let



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

## VALE PARK CHAPEL, 138 VALE ROAD, RHYL, DENBIGHSHIRE, LL18 2PD

### General Situation

The chapel was built in 1960. It consists of a lobby, with two WCs (one accessible) and a cloakroom to the side of the lobby, the main worship area and kitchen and prayer room to the rear. It has been occupied by Wellspring Christian Centre who are now moving to new premises. Our intentions are to find a suitable evangelical church to lease the building and use it for effective outreach to the local community.

### Location

The property is located on Vale Road (A525) being the main road into the town from the south. See the location plan below.



### Description

The property is a small purpose-built church building which has been significantly improved by Wellspring during their tenancy. It is of brick construction with a steel beamed flat roof and a Sarnafil covering and there are UPVC windows and fascia boards. The worship area is able to seat 70-80 people. There is a further meeting room to the rear, with a kitchen which has recently been modernised by the church. A cloakroom and store with WCs are located by the entrance lobby. A floor layout plan is attached.

The property has a modern gas-fired central heating boiler and radiators throughout. The front entrance has a permanent ramp being built are there is an accessible WC. An asbestos survey and management plan has been carried out and there is evidence of asbestos in the vinyl floor tiles and possibly in the fibreboard to the underside of the roof.

There is space for four cars to park near the front of the property and a right of access over the roadway from Vale Road to the chapel.

The attached photographs give some idea of the accommodation.

## **Condition**

The property is in good condition, with a fairly recent roof covering, new fascia boarding, new solid timber front and rear doors, new UPVC windows and a fairly modern central heating system. The roof and walls are generally sound with only a few perished bricks that need replacing.

## **Planning**

The property has an established planning use as a place of worship (Use Class D1).

## **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 and for utilities. 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 would normally be let at a rent which is set at 40%-66% of market rent. In this case the 40% rent would be £3,000 per year and 66% would be £5,000 per year. We would however set the level of rent after discussions with the potential church tenant, bearing in the mind the particular circumstances of the church and the nature of the outreach work to the local community.

## **Viewing**

Viewing arrangements should be made via Church Growth Trust in the first instance.

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](mailto:john.duffield@churchgrowth.org.uk)

## **Meeting**

John Duffield is planning to visit the property on 15<sup>th</sup> January 2019 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.

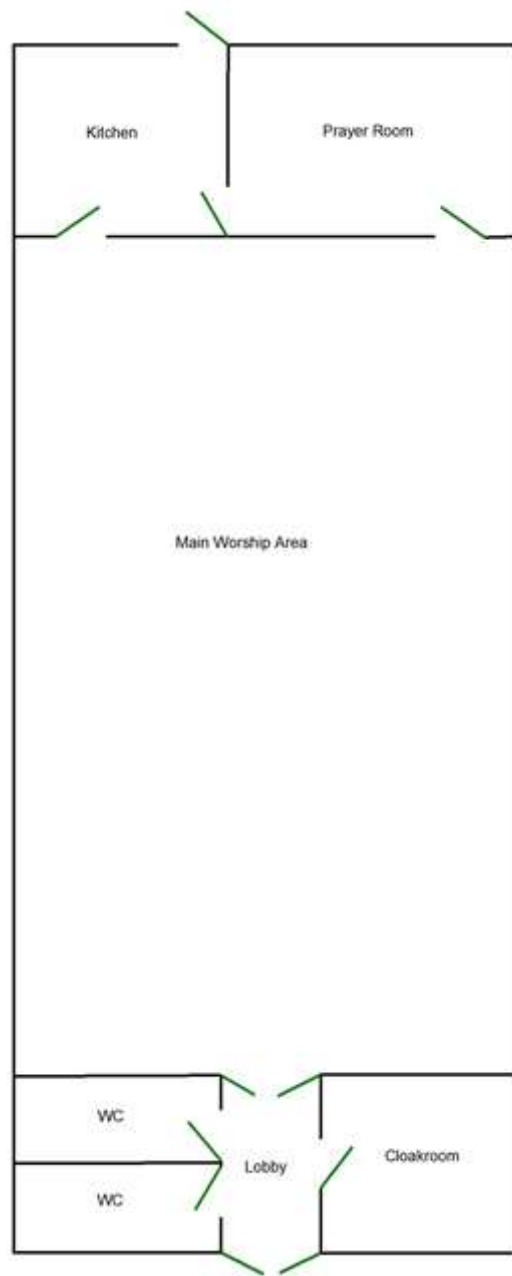
## **Proposals**

Written proposals from any prospective evangelical church tenant should be sent following the meeting on site 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 PLAN



APPENDIX – PHOTOGRAPHS

Photo 1 – front view



Photo 2 – access ramp



Photo 3 – main hall



Photo 4 – accessible WC



Photo 5 – new units to kitchen



Photo 6 – new sink unit and work surface

