

WIDNEY EVANGELICAL FREE CHURCH



Church Building to let



your experts in church properties

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

**WIDNEY EVANGELICAL FREE CHURCH, 100A WIDNEY ROAD, BENTLEY HEATH, SOLIHULL
B93 9BN**

General situation

The property is owned by a Trust, who are considering whether to gift the property to Church Growth Trust (CGT), so it can be let by CGT to an evangelical church. An Open Brethren assembly has been in occupation of the property since the early 1960s, but closed in August 2018. CGT are trying to find a new church to continue the use of the property as a place of worship and outreach in the locality, as CGT's heart is to see buildings such as this continue in Gospel use. CGT is looking for an evangelical church that is either already based in the area and needs a new or second building, or is looking to plant a new church in the Bentley Heath area.

Property Details

Description

The detached rendered brick and tile property with single storey flat roofed extensions to the front and side is located off the Widney Road in Bentley Heath to the rear of a neighbourhood shopping area, which includes the Co-op, and in a popular residential area east of the M42, near to Knowle and Dorridge. It has a concrete access road leading to a parking area to the rear of the property. The property has an established user as a place of worship (Use Class D1).



The accommodation comprises a Main Hall of 630 sqft with an adjoining hall with sliding doors which provides a further 600 sqft of space. The Main Hall, which is of cavity wall construction with a pitched tiled roof, was built in the early 1960s. The single storey extensions which have UPVC windows were probably built at the same time. Within the premises there is an entrance hall, a fitted kitchen of 125 sqft, a large store of about 135 sqft, and male and female WCs, including an accessible WC. The property has electric convector wall heaters.



Condition

The property has areas of disrepair including the need to renovate the flat roof to the property and overhaul the wiring and heating. CGT will help towards the cost of these works through a reduced rental and grant funding. We will also provide practical advice and support as necessary.

Tenure

The property is available to let as a whole for a term of five years on a tenancy excluding 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 premium to the Landlord. A copy of Church Growth Trust's standard tenancy agreement is available on request.

Rent

Church Growth Trust normally lets its properties at a substantial discount to market rent of between 33% and 60%. The current estimate of the full market rental value of this property is £15,000 per annum. The level of discount will take into account a number of matters, including the financial strength of the church, whether it is a church plant and the building works that will need to be carried out (and who is paying for these).

Viewing

The property can be viewed externally at any time. An initial viewing day, to allow access internally and to meet with interested church, is planned for **4 April 2019**. Appointments to view should be made IN ADVANCE with Giles Arnold of Church Growth Trust whose contact details are below. Please DO NOT turn up without an appointment.

Meeting and Decision-Making process

Giles Arnold, Chief Executive, plans to visit the property on **1 May 2019** to meet and pray with any interested parties and discuss their vision for using the property, outreach work and ministry. Following this meeting, written proposals (see below) from interested parties should be sent to Church Growth Trust's offices by no later than **17 May 2019**. It is hoped that these timescales will allow churches to be able to prepare their proposals in a fulsome and prayerful way, allowing Church Growth Trust's Directors to discuss and pray about these. The proposals would also need to be agreed with the trustees of the Trust that currently owns the property. The intention is that a decision on the new tenant should be made in sufficient time for the new tenancy to begin on 1 August 2019.

Written Proposals

Written proposals from any prospective evangelical church tenant should be sent to Church Growth Trust's office by no later than **17 May 2019** and 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 buildings
- * Relations with other churches and Christian organisations in the area
- * Financial details of the Church and proposals for the level of rent
- * Other matters that may be helpful or may influence Church Growth Trust's decision

Please contact Giles Arnold, Chief Executive, with any questions:

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APPENDIX – PHOTOGRAPHS

Photo 1 – main entrance



Photo 2 – rear view



Photo 3 – access road to side



Photo 4 – car parking to rear



Photo 5 – front extension



Photo 6 – Main Hall



Photo 7 – side hall



Photo 8 – large store



Photo 9 – accessible WC



Photo 10 – kitchen

