

EMMANUEL CHAPEL, WOKING



**Church Building with car parking close to
Woking Town Centre**



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

EMMANUEL CHAPEL, 18-20 PORTUGAL ROAD, WOKING GU21 5JE

Property Details

Description

The property is a modern detached brick and slate church building occupying a self contained site on Portugal Road, Woking. It is a ten minute walk from the Town Centre and Woking Railway Station and is close to Victoria Way. The property was built about 25 years ago and provides modern and contemporary facilities. The accommodation centres on a large main hall with good natural light. The property has a light and roomy entrance hall which can be incorporated into the large main hall via glazed sliding doors. There is a separate meeting room to the front and side which has been used for youth ministry and there are two smaller offices off the main hall, one which has been used as an office and the other as a prayer space. There is a fitted kitchen with large cooker and a number cupboards. In addition the property has a dedicated store with access to further boarded loft storage via a ladder.



Condition

The property has been actively maintained by the current tenants and is in good condition. An accessible WC is being installed by Church Growth Trust.

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% and the level of discount will take into account the nature of the outreach to the local community and the vision that the tenant has about growing the Lord's Kingdom through the building. The current estimate of the full rental value of this property is £43,000 per annum.

Viewing

One viewing day is planned for interested parties to visit the property. This is on Saturday 13th April. Appointments to view should be made IN ADVANCE with Giovanni Rotondo on 07484 600842. Please DO NOT turn up without an appointment.

Meeting and Decision-Making process

John Duffield, Property Manager, plans to visit the property on Wednesday 1 May to meet and pray with interested parties and discuss their vision for using the property for outreach work and ministry. After this meeting, written proposals (see below) from interested parties should be sent to Church Growth Trust's offices by no later than Friday 24th May. It is intended that this timescale will allow churches to prepare their proposals fully and prayerfully, thereby allowing Church Growth Trust's Directors to discuss and pray about them. It is hoped that a decision on a new tenant can be made so that the new tenancy can 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 24th May 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

Building Layout Plan – NOT TO SCALE



NOTE – “Father’s House” is the name of the CIO established by the previous church.

APPENDIX – PHOTOGRAPHS

Photo 1 – front view showing parking



Photo 2 – the main hall looking towards the corner office



Photo 3 – the main hall looking towards the prayer room



Photo 4 – the main hall looking towards the entrance and kitchen



Photo 5 – the entrance hall



Photo 6 – side meeting room with partitioning



Photo 7 – kitchen with fitted cooker



Photo 8 – kitchen with fitted dishwasher



Photo 9 – baptistry in main hall



Photo 10 – main entrance



If you have any questions contact:
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