

FOR SALE

Trinity Hall

Barton Street, Tewkesbury, Gloucestershire, GL20 5QL

1,269 sq ft gross internal

alder king

PROPERTY CONSULTANTS

- Former Misson Hall.
- Adjacent to the Community Hospital.
- Alternative Use potential (stp).
- Scope to increase the floor space with a first floor/mezzanine.
- Vacant possession on completion.

Location

The property is situated fronting Barton Street (A438) directly opposite the junction with Chance Street.

The property is immediately adjacent to Tewkesbury Community Hospital and The Devereux Centre (GP Practices). The High Street is to the west.

Gloucester



13 miles

Cheltenham

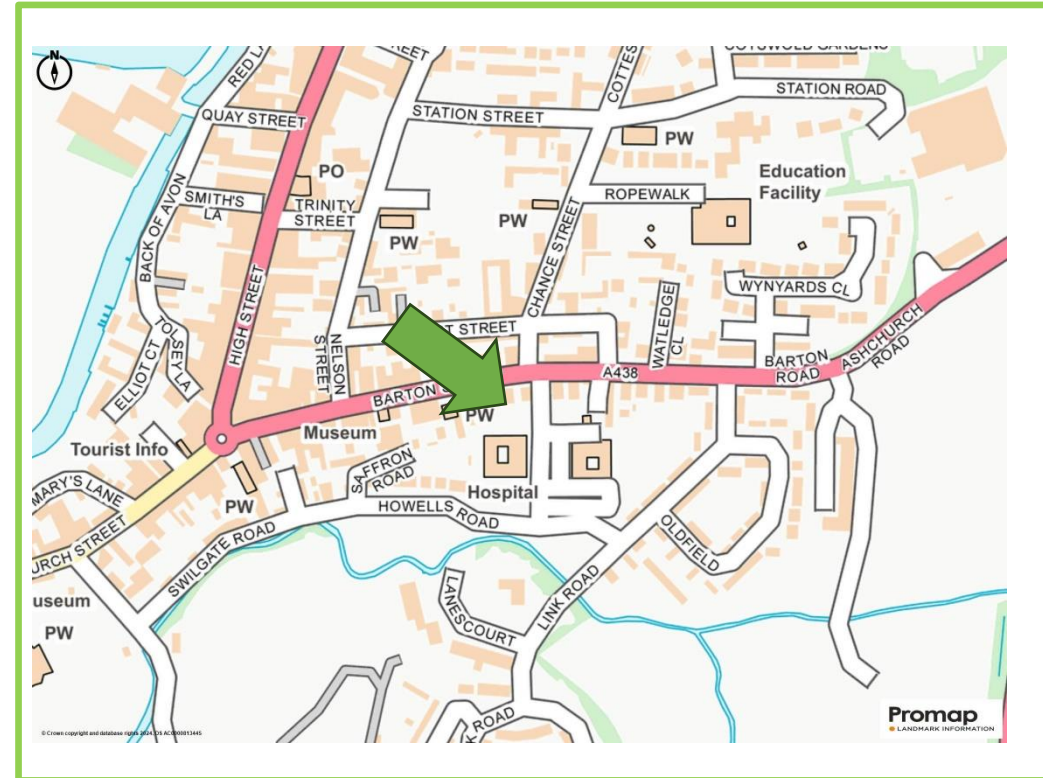


9 miles

M5/J9



1.25 miles



Accommodation

Description

The property provides a detached former Misson Hall believed to have been used in conjunction with the Holy Trinity Church.

The building, which dates from circa 1873, has brickwork elevations incorporating stone detailing and windows to three elevations beneath a pitched roof with slate covering.

Internally, the accommodation provides a shell with boarded floor, brickwork and plastered wall surfaces and exposed timber roof trusses. The clear height is approximately 4.68 metres.

The property was originally acquired for conversion to provide two storey accommodation with ground floor consulting rooms and first floor offices (no planning approval).

The frontage is enclosed by a low-level brickwork wall incorporating metal railings and central gates. The rear garden is open to The Devereaux Centre and there is a pedestrian and vehicular right of way.

Terms

Sale of the freehold interest with vacant possession on completion.

The property forms part of Title No. is GR142807.

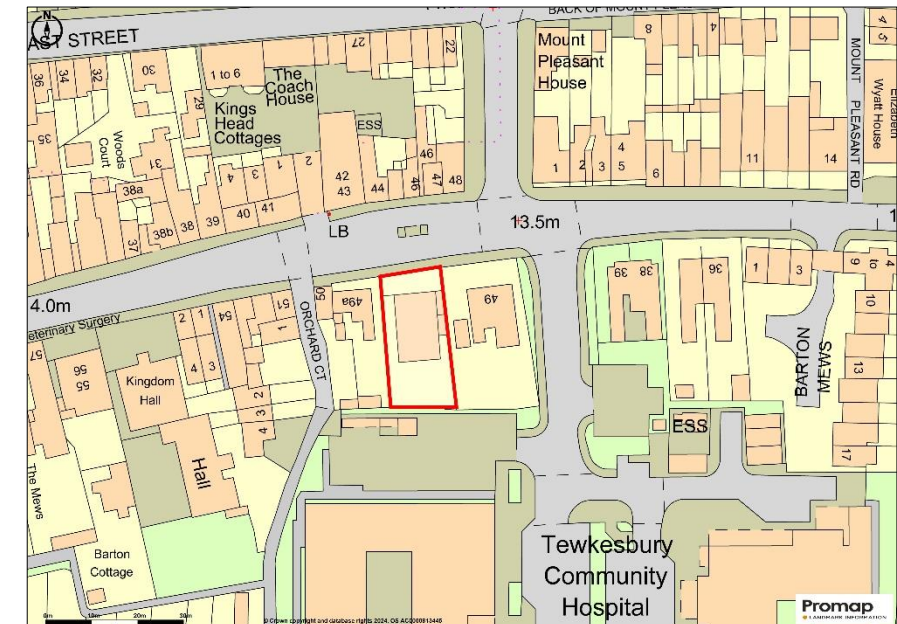
Price

Offers over £100,000.

Floor Area

The property provides the following approximate gross internal floor area;-

Area	Sq ft	Sq m
Ground Floor	1,269	117.93





alder king
PROPERTY CONSULTANTS



Planning | Service Charges | Rates | EPC | Terms

Energy Performance Certificate

A draft EPC confirms a rating of D99. The final certificate will be made available to interested parties.

Services

We are advised that all mains services are available in the public highway.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

The property will require assessment for business rates or Council Tax purposes.

Interested parties should make their own enquiries of the Billing Authority at Tewkesbury Borough Council.

Planning

The property was previously used as a Misson Hall connected with a place of worship. It is therefore assumed to fall within Class F1 of the Use Classes Order - Learning and Non-Residential Institutions.

Any proposed future use will need to be appropriate having regard to the proximity to a medical facility.

A prospective purchaser should make their own enquiries regarding the potential uses to the **Planning Department at Tewkesbury Borough Council** www.tewkesbury.gov.uk (01684 295010)

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or details of the viewing arrangements, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Brockworth
Gloucester GL3 4AA

www.alderking.com

AK Ref: N98808/PJP
Date: September 2024
Subject to Contract



Philip Pratt
01452 627123
07831 774 640
pprat@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.