

**DUE TO THE RELOCATION OF THE
STOKE ROAD BAPTIST CHURCH**

**FORMER CHURCH BUILDING
330 sq.m / 3,515 sq ft
plus balcony of 110 sq.m / 1,170 sq ft**

FREEHOLD FOR SALE



**STOKE ROAD BAPTIST CHURCH
STOKE ROAD
GOSPORT
HAMPSHIRE PO12 1JB**

- **SUITABLE FOR A VARIETY OF USES,
SUBJECT TO PLANNING**
- **CLOSE TO THE TOWN CENTRE**
- **LISTED FACADE AND PART OF
CONSERVATION AREA**

LOCATION

The premises are situated in a prominent location in the Stoke Road area, just to the west of Gosport town centre and the High Street. There is a mix of office and speciality retail traders in this location.

DESCRIPTION

A detached building. There is pedestrian access from Stoke Road. There is rear vehicular access but no on site parking. The building has a listed facade and is located within a conservation area. The current layout of floor space is as follows:-

Ground floor congregation area	220 sq.m / 2,335 sq ft
Rear hall and kitchen area	110 sq.m / 1,180 sq ft
Balcony area	110 sq.m / 1,170 sq ft
Total Area	440 sq.m / 4,685 sq ft

PLANNING

The current use as a church falls within category D1 use as described by the Town and Country Planning (Use Classes) Order. Interested parties are invited to discuss suitable alternative uses with the selling agents in first instance.

TENURE

The freehold is offered for sale with full vacant possession

PRICE

Offers in the region of £300,000, subject to contract

RATES

A new Rating assessment will be required.

FURTHER INFORMATION:

Contact the owners agents
Cyan Power Commercial Property Agents
Tel 01329 221199
Attention Ian Power

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - 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. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.