



Baldwins Gate Methodist Church Newcastle Road
Baldwins Gate, Newcastle-under-Lyme, ST5 5DA

830.00 sq ft



Guide Price £75,000 Plus



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Description

The property is a traditional brick construction semi-detached single storey building under a pitched clay tiled roof. The property fronts Newcastle Road, having an entrance to the front with windows within the front and rear elevations.

The building is set back from the road and orientated with the front facing North West. There is no vehicle access or parking at the property. To the rear of the property are two doors, one leading onto a small yard off which is a former outside WC and to the other side, a similar size yard with brick built store.

The main entrance leads into a hallway/lobby with disabled toilet with primary access into a large main room with two doorways, one at the front into a store and boiler room and another into a kitchen at the rear of the property. We were advised that the front store/boiler room was the original entrance to the property however there is no external door, having been blocked up when the conversion took place.

Location

The property is located on Newcastle Road in Baldwins Gate, approximately six miles to the South West of Newcastle under Lyme and eight miles from Stoke-on-Trent. The northern towns of the Stoke-on-Trent conurbation including the City Centre, Hanley, located between the A53 and the A500 are easily accessible from Brown Edge. The A500 is a major urban expressway which runs through the heart of the North Staffordshire conurbation providing a direct link between junctions 15 and 16 of the M6 Motorway. It also provides access to the towns south of the City Centre and the A34 which locally connects Newcastle-under-Lyme through to Stafford however expanding from that, the A34 is a major route between Manchester and Birmingham.

Accommodation

Entrance Lobby: 60 square foot (5.57 square metres)
Disabled WC: 37 square foot (3.44 square metres)
Main Hall/Church: 589 square foot (54.72 square metres)
Front Store (former entrance): 29 square foot (2.69 square metres)
Kitchen: 115 square foot (10.68 square metres)

TOTAL GROUND FLOOR AREA: 830 square foot (77.11 square metres)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Tenure - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee

A buyers administration fee of £1,500 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Internet, Telephone & Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email auction@bjbmail.com. Further details are available in the catalogue.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to

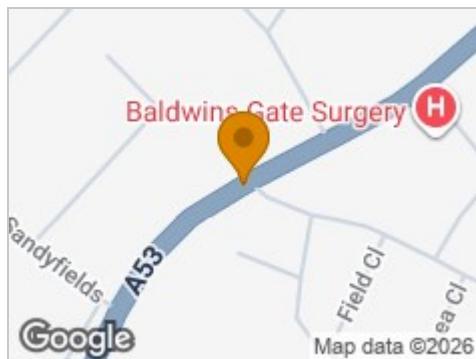
pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



Road Map



Hybrid Map



Terrain Map



Floor Plan

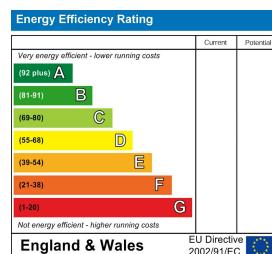
Sorry, Floor Plans are not available for this property

butters john bee^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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