

FOR SALE

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PROPERTY CONSULTANTS

Salvation Army Hall

Station Road, Tewkesbury, Gloucestershire, GL20 5DR

127.57 sq m (1,373 sq ft) gross internal area

- Place of worship
- Self-contained site with private parking
- Alternative Use potential (STP)
- Vacant possession on completion

Location

Location

The property, which is accessed off Station Road, is situated between Cotteswold Road and Cotswold Gardens. The main retail area and a large public car park is located to the west.

Also located in Station Road is a Gloucestershire County Council Day Centre, Tewkesbury Independent Baptist Church and the Telephone Exchange. The immediate area is predominately residential.

Gloucester



13 miles

Cheltenham

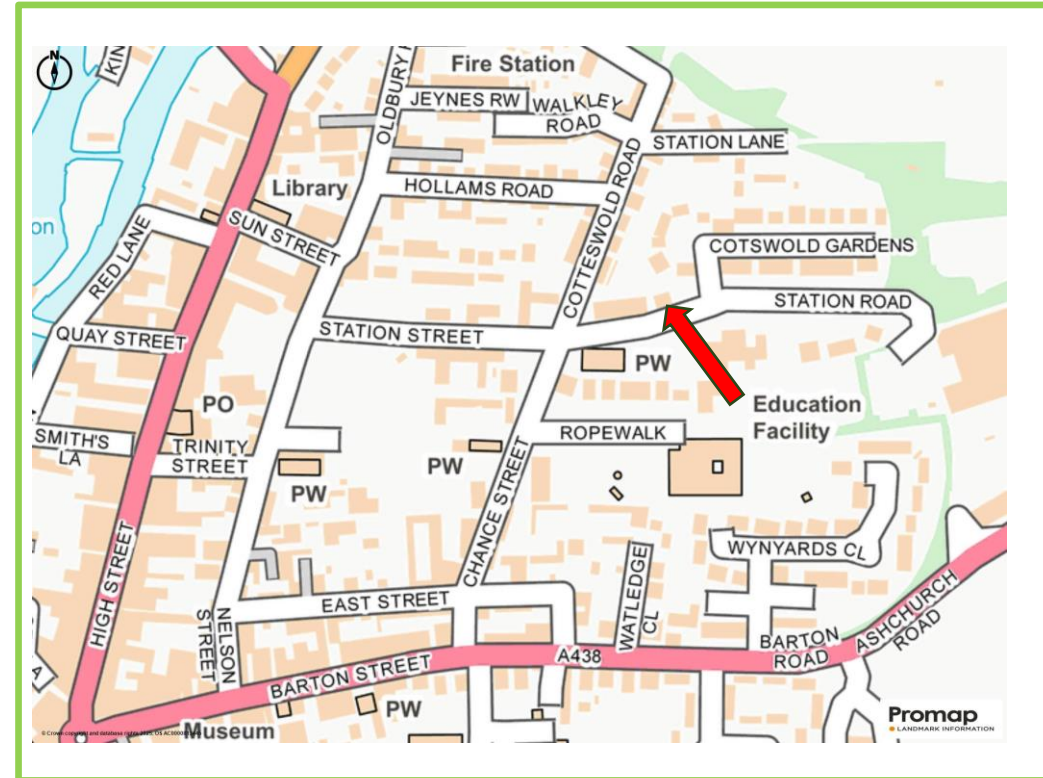


9 miles

M5/J9



1.25 miles



Accommodation

Description

The property provides a detached purpose-built Salvation Army Hall/place of worship.

The building has brickwork elevations incorporating timber framed windows beneath pitched roofs with slate covering.

Internally, the layout comprises entrance hall with cloakrooms, main hall with a folding screen leading to an extra seating area, stores and a fitted kitchen. The clear height to the main hall is approximately 3.38 metres.

The road frontage is enclosed by a low-level wall. The tarmac surfaced car park provides 9 spaces. There is also a paved seating area.

The approximate site area is 0.056 hectares (0.14 acres).

Services

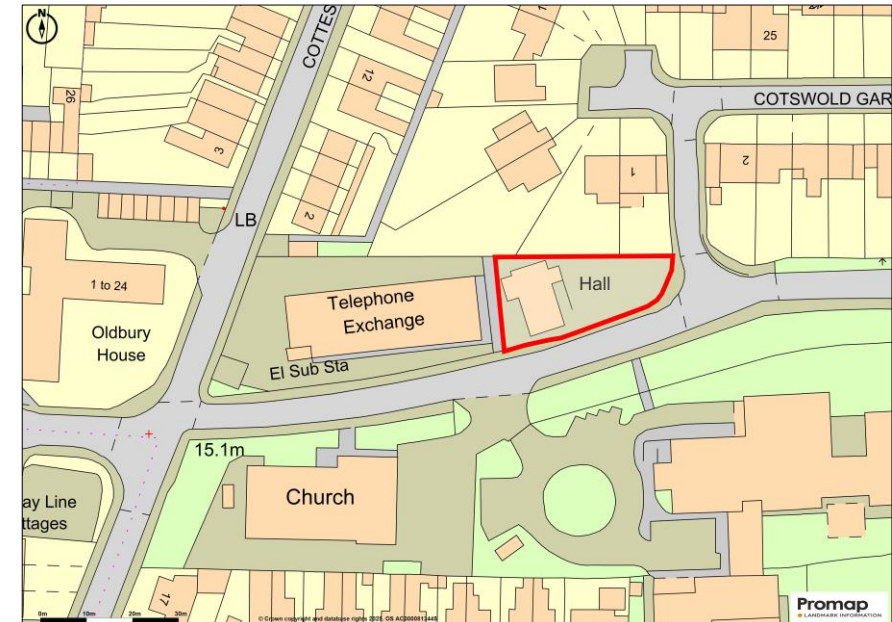
We are advised that all mains services are connected or available in the public highway.

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

Floor Area

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

Area	Sq ft	Sq m
Ground Floor	1,373	127.57





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Planning | Rates/Council Tax | EPC | Terms

Planning

The property has been used as a Place of Worship which is Class F1 - Learning and Non-Residential Institutions.

Alternative uses listed under Class F1 include provision of schools/education facilities, art galleries, museums, libraries and exhibition halls.

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).

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.

Energy Performance Certificate

An EPC certificate will be made available during the marketing.

Terms

Sale of the freehold interest with vacant possession on completion.

Parties will be invited to put forward overage proposals in the event of any development on the site for a 10 year period.

The property Title No. is GR98894.

Guide Price

Offers in excess of £250,000.

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.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

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Gloucester Business Park
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Gloucester GL3 4AA

www.alderking.com

AK Ref: PJP/N101315

Date: May 2025

Subject to Contract



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Important Notice

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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.