

# TO LET – Day Centre **Corpus Christi Community Rooms**

Ashmore Avenue, Wolverhampton, WV11 2LT

5,471 sq ft (508.28 sq m) - GIA



- Scope for many alternative uses
- Within a popular residential area
- Situated in Ashmore Park a large residential estate
- Offers in region of £27,500 per annum
- 20 designated parking spaces (incl. 1 disabled)

Bruton Knowles  
60 Church Street, Birmingham, B3 2DJ  
0121 200 1100

# Corpus Christi Community Rooms

## LOCATION

The property is located in Ashmore Park, which is a popular residential area in North East, Wolverhampton.



## DESCRIPTION

Currently vacant, the property is an excellent opportunity for prospective occupiers seeking well located community space with scope for many alternative uses and secure parking. Internally, from the entrance porch the property comprises, recreation room, main hall with stage, bar room, bar, storeroom, office, male, female and disabled wc facilities, kitchen, cellar and boiler room. The accommodation is in good condition and the main hall is recently refurbished.

The property benefits from 20 designated parking spaces, including one disabled space. Spaces will not be available Sunday Mornings (8am to 12 noon).

The property is considered to be suitable for a variety of uses, including medical centre, community centre, creche, nursery, day centre, dance classes and leisure/recreation club uses.

## ACCOMMODATION

|                            | Sq ft        | Sq          |
|----------------------------|--------------|-------------|
| Ground Floor Social Centre | 5,471        | 508.        |
| <b>Total (GIA Approx.)</b> | <b>5,471</b> | <b>508.</b> |

## TENURE

The property is offered for lease.

## RENT

Offers in the region of £27,500 per annum are invited.

## BUSINESS RATES

Interested parties are invited to make their own enquiries as to their own liability.

## CONTACT

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## USE & PLANNING

The property plus the adjoining school and church/vicarage is owned by the Archdiocese. Any use(s) of the property must therefore be compatible with the adjoining church and school.

Interested parties are to make their own enquires with the local planning authority in relation to their proposed use, current usage is for Class F2(b).



## RENTAL TERMS

Rental terms are invited for the property, ideally for a term in excess of five-years, on a full repair and insuring basis. Please discuss your proposal with the letting agent. If there is significant interest, best and final offers may be invited on an informal tender basis.

## DATA ROOM

Additional information is available in the Data Room upon request, including: Asbestos report, gas and electricity certificates. Please contact Julie Mills for access details ([julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk))

## REFERENCES

All prospective occupiers will be required to provide information to comply with Anti Money Laundering Regulations and will be required to provide references and proof of funding.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

|   |                           |   |
|---|---------------------------|---|
| CORPUS CHRISTI SOCIAL CENTRE<br>ASHMORE PARK<br>WOLVERHAMPTON<br>WV11 3LT | Energy rating<br><b>D</b> | Valid until: 28 June 2021<br>Certificate number: 1620-7087-1131-0186-4228 |
|---|---------------------------|---|

## VIEWING

Strictly by appointment only by Internal block viewings please contact Julie Mills by email ([julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk)).

## GRANT & EQUIPMENT FOR HIRE

The successful occupier may be in a position to benefit from grant monies awarded to the freeholder. New entertainment equipment as listed in the data room is available by separate negotiation.

### Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.