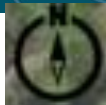


TO LET

Corpus Christi Centre

Ashmore Avenue, Wolverhampton, WV11 2LT



- Scope for many alternative uses
- Within a popular residential area
- Situated in Ashmore Park
- Rental Offers invited

TO LET

Corpus Christi Centre



Location

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

Description

Currently vacant, this is an excellent opportunity for prospective occupiers seeking well located community space with scope for many alternative uses and benefitting from 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.

There are some 20 designated parking spaces, including one disabled space. Spaces will not be available Sunday mornings (8am to 12 noon) and some flexibility may be necessary where the use of the adjoining church for weddings and funerals requires the full use of the car park.

The Property is considered suitable subject to planning for a variety of uses, including medical centre, community centre, creche, nursery, day centre, dance classes and leisure/recreation clubs.

Accommodation

	Sq ft	Sq m
Ground Floor Social Centre	5,471	508.2
Total (GEA Approx)	5,471	508.2

Measurements are for guidance only

Rent

Offers are invited.

Legal Costs

Each party is to incur their own legal fees in relation to this transaction.

Tenure

The Property is offered for lease.

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, 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.

Rental Offers

Proposals are to be made using the standard proforma within which prospective occupiers are asked to provide the following as a minimum:-

- Proposed use
- Planning strategy
- Business Plan

Participants may be requested to attend an interview to discuss their proposals. Please contact julie.mills@brutonknowles.co.uk for a copy of the proforma

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.

Viewing

Strictly by appointment only please contact Julie Mills by email (julie.mills@brutonknowles.co.uk).

EPC

CORPUS CHRISTI SOCIAL CENTRE ASHMORE AVENUE WOLVERHAMPTON WV11 2LT	Energy rating D	Valid until: 28 June 2031 Certificate number: 1620-7087-1131-0105-4228
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Subject to Contract – June 2026

TO LET

Corpus Christi Centre



Contact:

Ian Mercer

Property Manager

T: 07803 022355

E: julie.mills@brutonknowles.co.uk

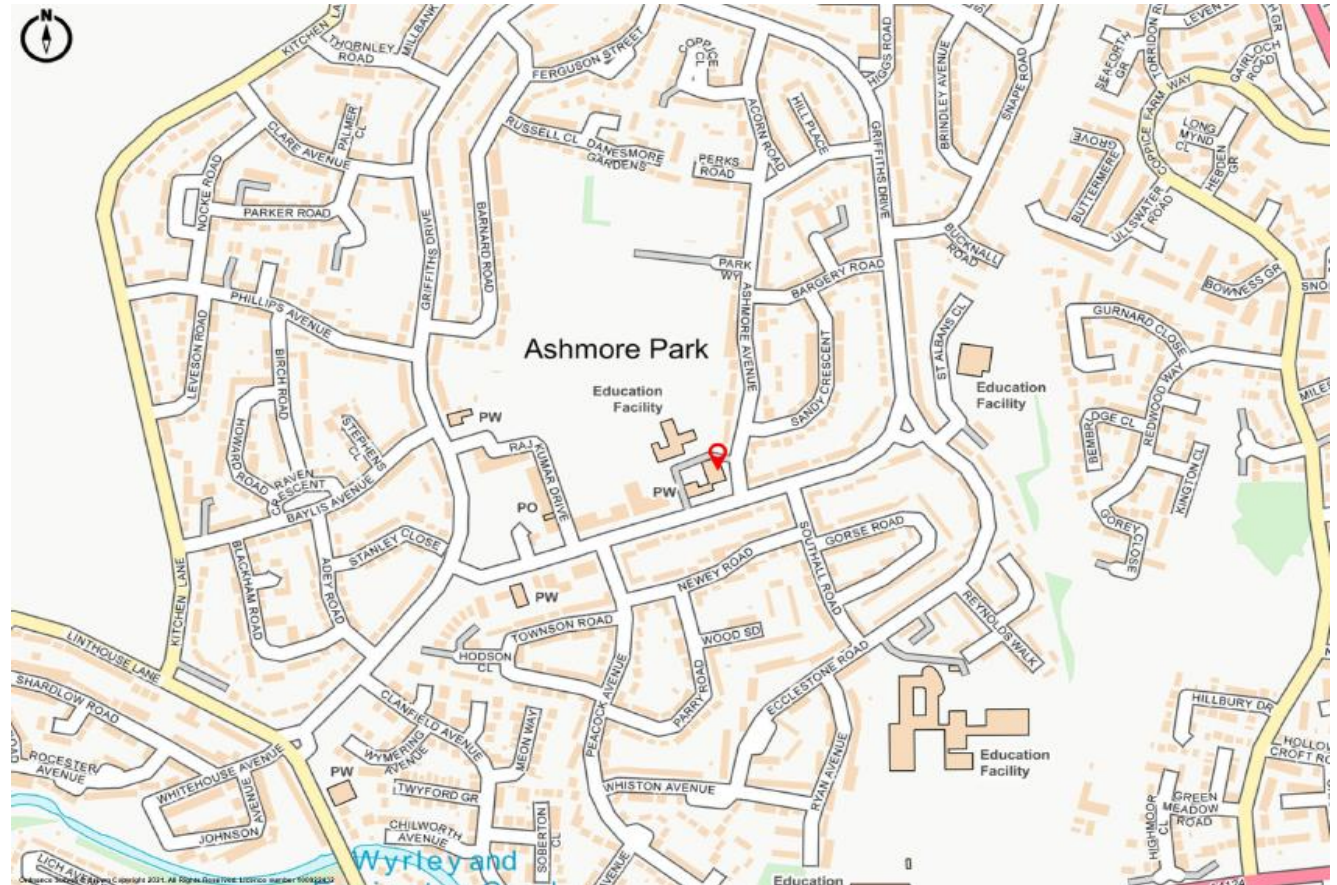
Birmingham office:

60 Church Street,
Birmingham, B3 2DJ

T: 0121 200 1100

Morality Clause

An occupier shall not directly or indirectly conduct, advocate, promote, or support any business, service, or cause that is considered gravely immoral or contrary to the teachings and doctrine of the Roman Catholic Church. Without limiting the generality of the foregoing, an occupier shall not use the Premises for the provision of abortions, the promotion or sale of pornography, or any enterprise explicitly condemned by the Roman Catholic Church



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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