

# FOR SALE

## CHURCH HALL

CELEBRATING 30 YEARS OF PROPERTY CONSULTANCY

The Glebe School  
Stanton Road  
Burton on Trent, Staffordshire  
DE15 9RW



**Price: Offers are invited in the region of £250,000**

- Two storey premises with a mezzanine facility comprising 411.63m<sup>2</sup> (4,428 sq ft) net internal.
- Formerly used as a school and assembly hall in accordance with Class F1 planning consent but suitable for a variety of uses, subject to planning permission, where applicable.
- Prominent location in the heart of the village and close to a Central Co-op Food store.



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184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

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## Location

The premises are situated in the heart of the village, close to a variety of commercial uses including a Central Co-op Food store. It also has a prominent frontage to Stanton Road and is within easy travelling time of the town centre.

## Description

A detached building of traditional, two storey brick construction with pitched, slate clad roofs and a later, single storey extension comprising the entrance hall to the front elevation. The latter is adjacent to a small forecourt and disabled access facility.

There are also predominantly, UPVC double glazed window units, power points, fluorescent strip lighting and central heating radiators. To the ground and first floors are two large rooms comprising classrooms / assembly halls together with various ancillary accommodation including commercial kitchen facilities, storage, a mezzanine meeting room, disabled and male and female toilets.

The premises occupy a site of approximately 0.04 hectares (0.11 acres) and the boundaries of which are identified on the attached plan.

## Accommodation

All areas referred to in these particulars are approximate.

### Ground Floor

Entrance Porch, Two Private Offices,  
Meeting Room, Kitchen &  
Toilet Facilities:

**163.23m<sup>2</sup> (1,756 sq ft)**

### First Floor

Assembly Hall, Storage & Kitchen  
Facilities and Mezzanine Meeting  
Room: **222.28m<sup>2</sup> (2,391 sq ft)**

### Attic Rooms

Two Stores: **26.12m<sup>2</sup> (281 sq ft)**

### Overall Total

**(net internal): 411.63m<sup>2</sup> (4,428 sq ft)**

There is also additional storage provided in a cellar, accessed from the inner hall.

## Services

All mains services are connected to the premises.

We understand from the vendors that the gas fired central heating system is no longer operative.

## Rates

To be assessed.

(East Staffordshire Borough Council)

## Energy Performance Certificate

The property has an energy performance rating of Band E.

A copy of the energy performance certificate is available upon request.



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## Price

Offers are invited in the region of £250,000 for the freehold interest.

## Value Added Tax

The sale will not be subject to value added tax.

## Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/ Lessee.

## Viewings

Viewings are strictly via prior appointment with the sole Agents:-

### Salloway:

**Tel:** 01283 500030  
**Email:** burton@salloway.com

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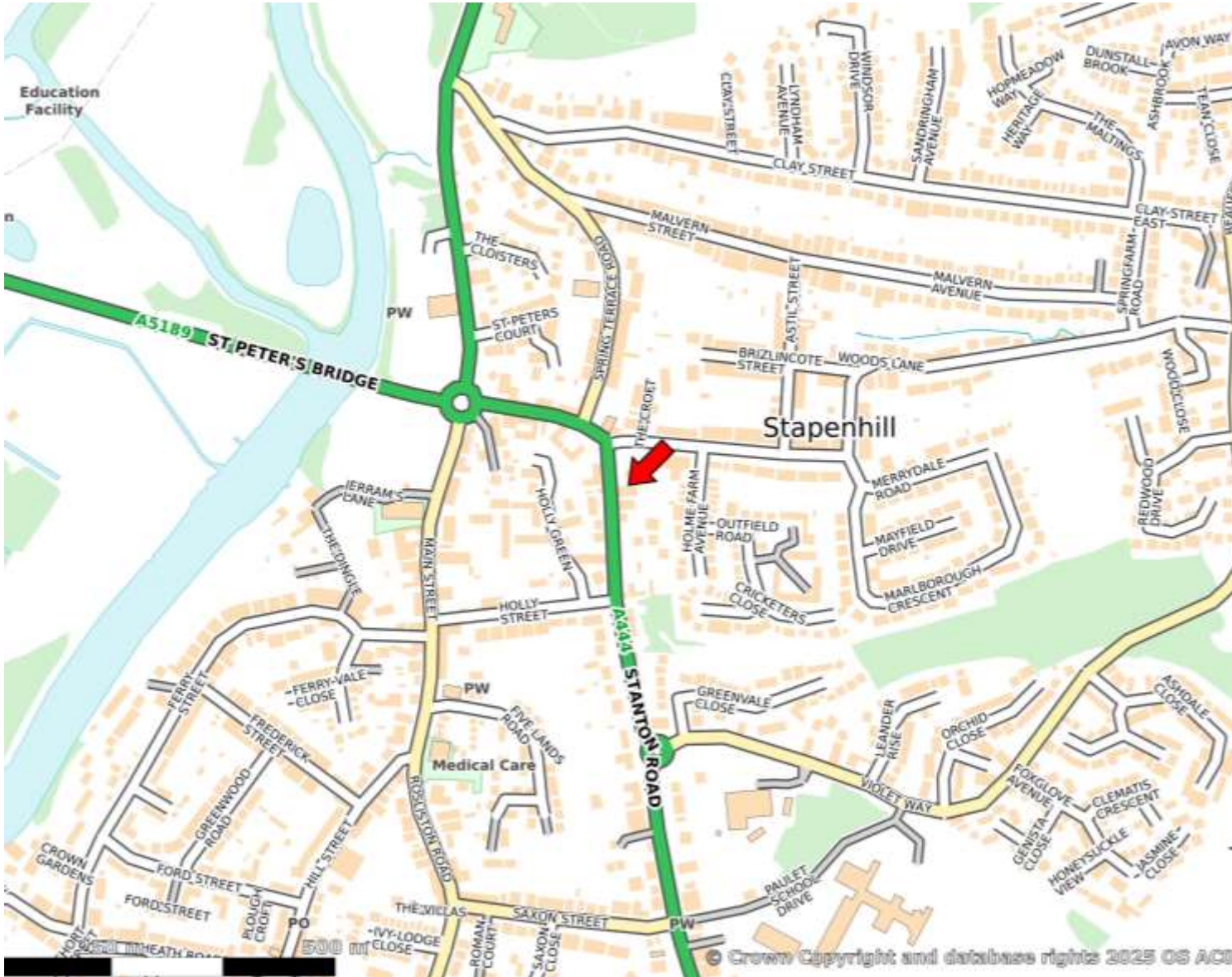




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