

FOR SALE

Borstal Baptist Church

Borstal Street, Rochester ME1 3JS



Contact

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Location

The property is situated to the northern side of Borstal Street on the corner of Laura Place. Borstal Street is the busy local road that heads southeast from the Rochester and Medway Valley area towards Sevenoaks and Aylesford. The area is a popular location of residential use.

There are a number of local retail convenience stores within close proximity as well as a school.

The town has good transport links for access to Kent and the South East via the M20, M2 and M25.

There are a number of bus services operating in the area. Rail travel into London on the Chatham line is from Rochester and takes approximately 30 minutes.

Description

The property is on a sloping site. It benefits from having access from three sides, but only for pedestrians. There is no car parking.

The church occupies most of the site being set up to the rear of the public footpath.

The structure is a two storey brick building with flint finish to the front elevation, constructed in 1880 with pitched roofs of clay tile, with replacement double glazed PVCu framed windows and significantly extended at the end of the last century at the rear, and a number of other more recent extensions and improvements. The property is not listed.

The accommodation is spread over two floors and benefits from a lift between the two floor levels. There is a meeting hall on both floors along with a number of kitchens and meeting rooms throughout, useful for a variety of purposes. A summary of the accommodation is given in the table below.

Internal finishes are modest in decoration generally being painted plasterwork.

The church has gas fired boilers for its hot water and heating.

Redundant Church and Halls (F1 use)

Flexible Accommodation

Community building

Residential Redevelopment opportunity (stp)

**Net internal floor area
384.24 (4,139 sq ft)**



**Offers in the
region of
£480,000**

Rating

Churches are excluded from having business rates. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Terms & Tenure

Offers in region of £480,000 for the freehold interest in the church and grounds.

VAT

The property has not been elected for VAT.

Viewing

Strictly by appointment with the sole agent, Rapleys. Please contact:
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Total Site Area

0.034 hectares

0.085 acres



Accommodation

The property comprises the following approximate floor areas:

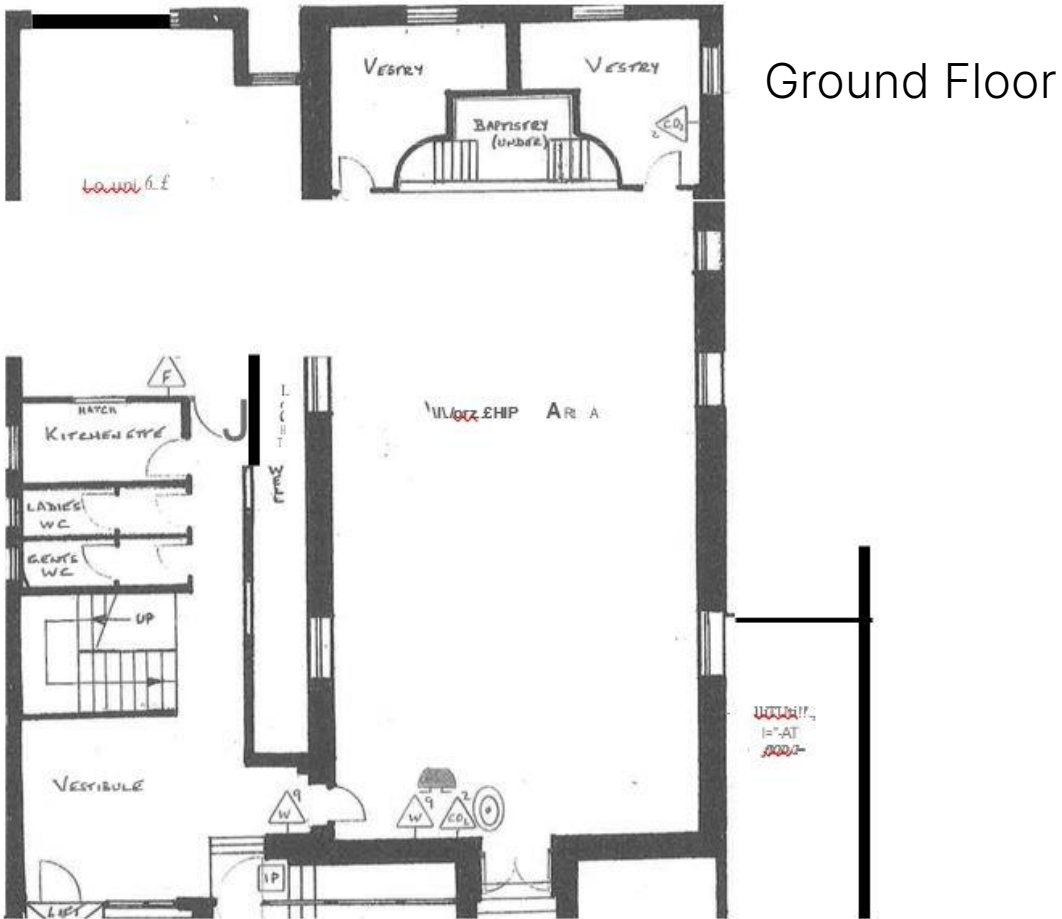
Ground Floor	Sq m	Sq ft
Entrance Foyer	42.16	454
Sanctuary/Hall	99.90	1,075
Vestry 1	9.25	100
Vestry 2	9.25	100
Lounge	38.28	412
Kitchen	4.92	53
Toilets M/F	-	-
Total Ground Floor	203.76	2,194
Lower Ground Floor		
Lower Hall	91.70	989
Meeting Room	50.93	548
Store 1	4.46	48
Store 2	4.54	49
Kitchen	17.90	193
Lift Foyer/Storage	5.37	58
Lift Motor Room	5.57	60
Toilets M/F/D	-	-
Total Lower Ground Floor	180.48	1,945
Total Net Internal Area	384.24	4,139
Overall Site Area	0.18 Hectares	0.44 Acres



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

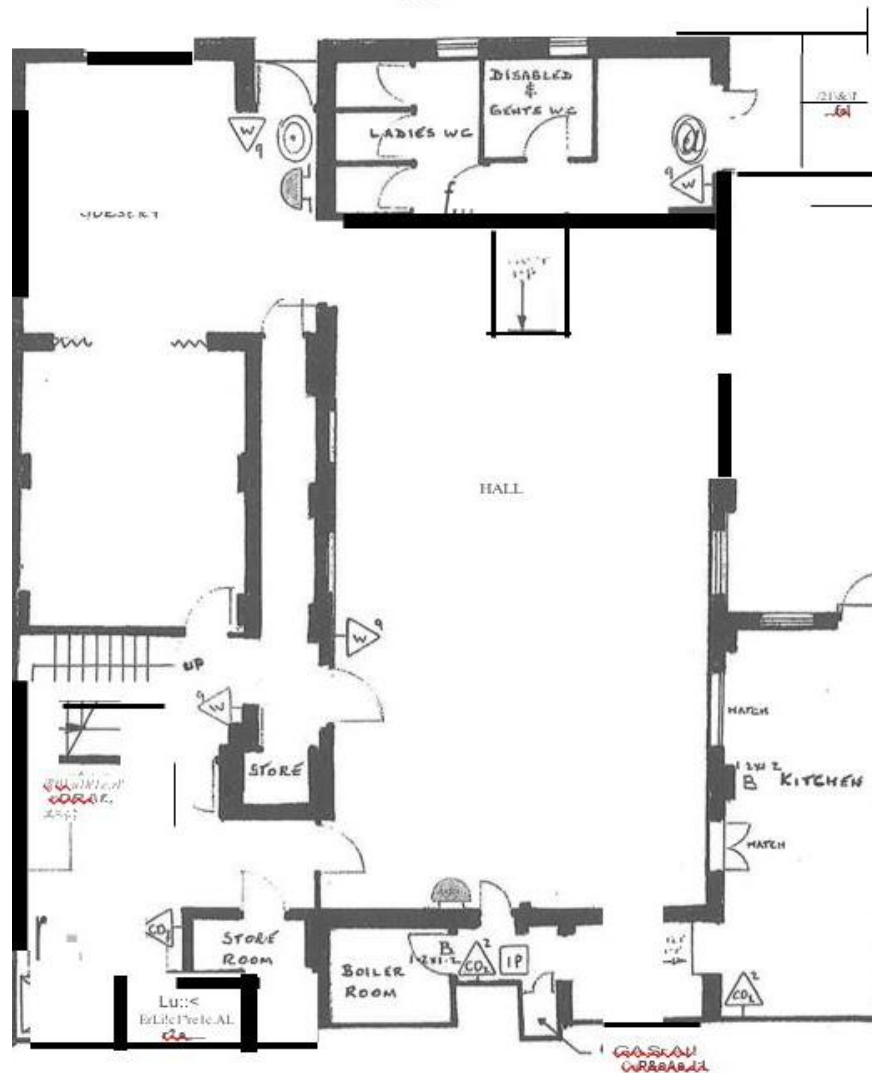


Floor Plans



Ground Floor

Lower Ground Floor





For further details contact:
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