

TO LET

Former Spiritualist Church

Lansdown, Stroud, GL5 1BB

BRUTON KNOWLES
On behalf of
 **Gloucestershire**
COUNTY COUNCIL



- Available to Let
- Offers Invited
- Town Centre Location

Location

The property is located in the Lansdown area of Stroud, Gloucestershire, England. This residential neighbourhood is characterised by a mix of property types. The site

falls within the Stroud Valley ward and the parliamentary constituency of Stroud. The community is served by several nearby schools, including Uplands Community Primary School and Stroud High School, both within a mile's radius. Healthcare facilities such as the Beeches Green Surgery and Stroud General Hospital are also in close proximity.

Stroud railway station is approximately 1 kilometer (about 0.6 miles) from GL5 1DD, providing residents with convenient rail connections to surrounding regions.

Description

The Former Spiritualist Church is a historic building with a rich heritage. In 1978, the building was repurposed to house the Spiritualist Church. The premises is grade II listed, characterised by its distinctive spire and architectural details. Over the years, it has served as a place of worship and spiritual gatherings as well as a community hub. However, in January 2023, the church ceased its public functions and has since been vacant.

The property is listed as an Asset of Community Value by Stroud District Council.

Accommodation (NIA)

Area	Sq. M	Sq. Ft
Ground Floor	88.5	953
First Floor	232.6	2,504
Total	321.1	3,457

Full floor plans available in data pack.

Rates

Rateable value £52,500.

Amount payable 24/25 £28,665.

Note: this covers the adjoining library premises which is due to be separated and will require a new rating valuation post completion.

Energy Performance Certificate

A new EPC is to be commissioned once separation works are complete.

VAT

VAT will not be charged on this letting.

Quoting Rent

Rent offers are invited for the new sub lease.

Tenure

A new sub lease is available. A copy of the heads of terms can be found in the data pack. Offers for the sub lease are to be submitted in writing or by email to the agents:

- Dorian.wragg@brutonknowles.co.uk
- Phoebe.harmer@brutonknowles.co.uk

Bids will be assessed using GCC's scoring system which gives weight to social value, a copy of the evaluation scoring can be found in the data pack.

Deadline for submissions is 17:00 on 30th June 2025

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Set viewing days will be allocated and timeslots available on request.

Data Pack

All documents can be accessed via GCC's data room link below:

<https://www.goucestershire.gov.uk/business-property-and-economy/land-and-property/land-and-property-for-sale/old-stroud-library-and-spiritualist-church-community-engagement/>

Community groups will have to complete a business case as per the 'community bid documentation and guidance' in the info pack. This form will need to be submitted to the agents alongside any offers.

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Contact:

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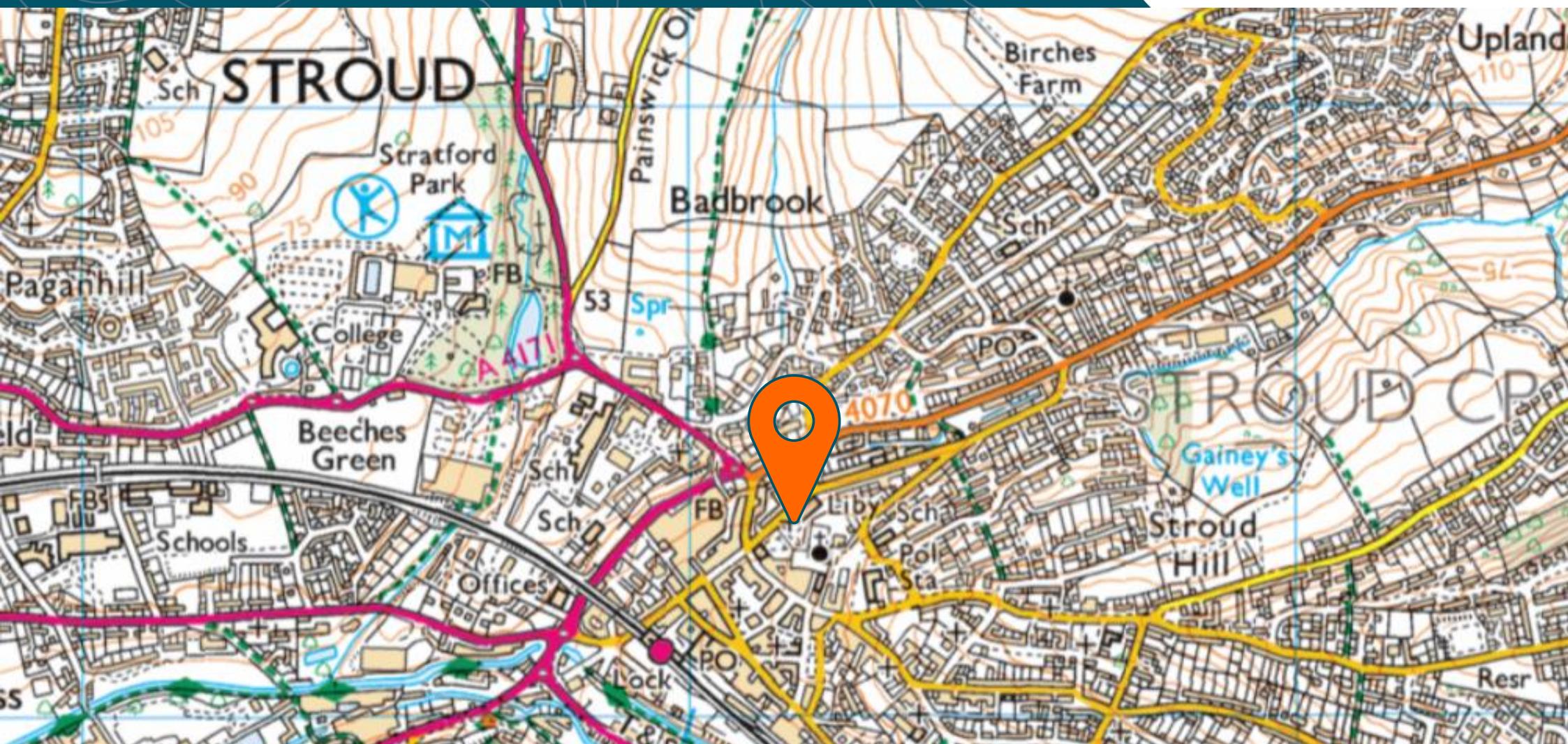
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been 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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