

FORMER CHURCH HALL

- > GIA: 341.27 SQM (3,673 SQ.FT)
- > POTENTIAL REDEVELOPMENT OPPORTUNITY
- > RARE SALE OPPORTUNITY
- > MAY BE SUITABLE FOR ALTERNATIVE USES – SUBJECT TO PLANNING
- > PRICE: £130,000 EX VAT



TO LET
Large Main Hall and/or
Smaller Lesser Hall
Telephone 07901 828 863

FOR SALE

11A GEORGE SQUARE, GREENOCK, PA15 1QP

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LOCATION

Greenock is situated on the Firth of Clyde and is the principal town within the Inverclyde Council Area with a resident population of approximately 45,000. The town has a wide range of services and facilities and enjoys strong public transport links via Greenock Central and Greenock West train stations. Furthermore, the town benefits from excellent road links via the A8 leading to the M8 motorway.

More specifically, the subjects are located upon the southern side of George Square within Greenock Town Centre. The surrounding area is predominantly residential with a number of commercial operators located a short distance to the North.

DESCRIPTION

The subjects comprise a Category C Listed, former church hall of stone construction with a pitched and slated roof. A section of the roof towards the rear of the subjects is flat in part with a mineral felt covering.

Access to the property is taken via timber doors to the side elevation of the subjects with disabled access also provided here. The subjects provide a large hall, changing rooms, kitchen and toilet area. Further changing areas/floor space are located within the mezzanine area which is accessed via a timber staircase.

Flooring throughout is of a suspended timber design overlaid in a mixture of carpet and laminate wood flooring. Walls and ceilings are plastered and painted, incorporating a number of fluorescent strip and spotlight fittings.

Natural daylight is provided via single glazed sash and casement windows.

RATING ASSESSMENT

The subjects are currently entered in the valuation roll as follows:

RV £8,450

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PRICE

Our client is seeking offers in excess of £130,000 exclusive of VAT.

LEGAL COST

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for any LBTT or registration duties where applicable.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

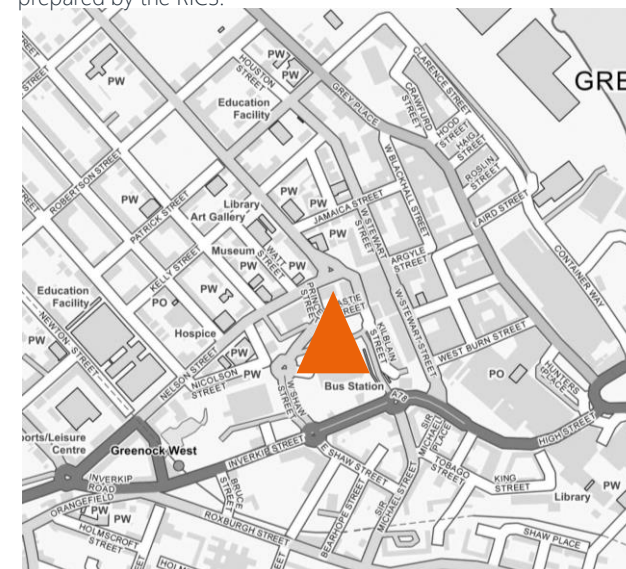
ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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ACCOMMODATION	SqM	SqFt
Ground Floor	239.77	2,580
Mezzanine	101.50	1,092
TOTAL	341.27	3,673

The forgoing areas have been calculated on a gross internal area basis in accordance with the code of measuring practice (6th edition) as prepared by the RICS.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 5th Floor 80 St. Vincent Street, Glasgow G2 5UB
Adam Honeyman MA (Hons) MRICS a.Honeyman@shepherd.co.uk 0141 331 2807

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