

DALKIN + CO

TO LET/FOR SALE

FORMER CHURCH HALL - THE SITE EXTENDS TO 0.82 ACRES & BENEFITS FROM OUTLINE PLANNING FOR 12 RESIDENTIAL UNITS

MODERN DETACHED CHURCH HALL ON LARGE SECURE PLOT OVERLOOKING GLASGOW

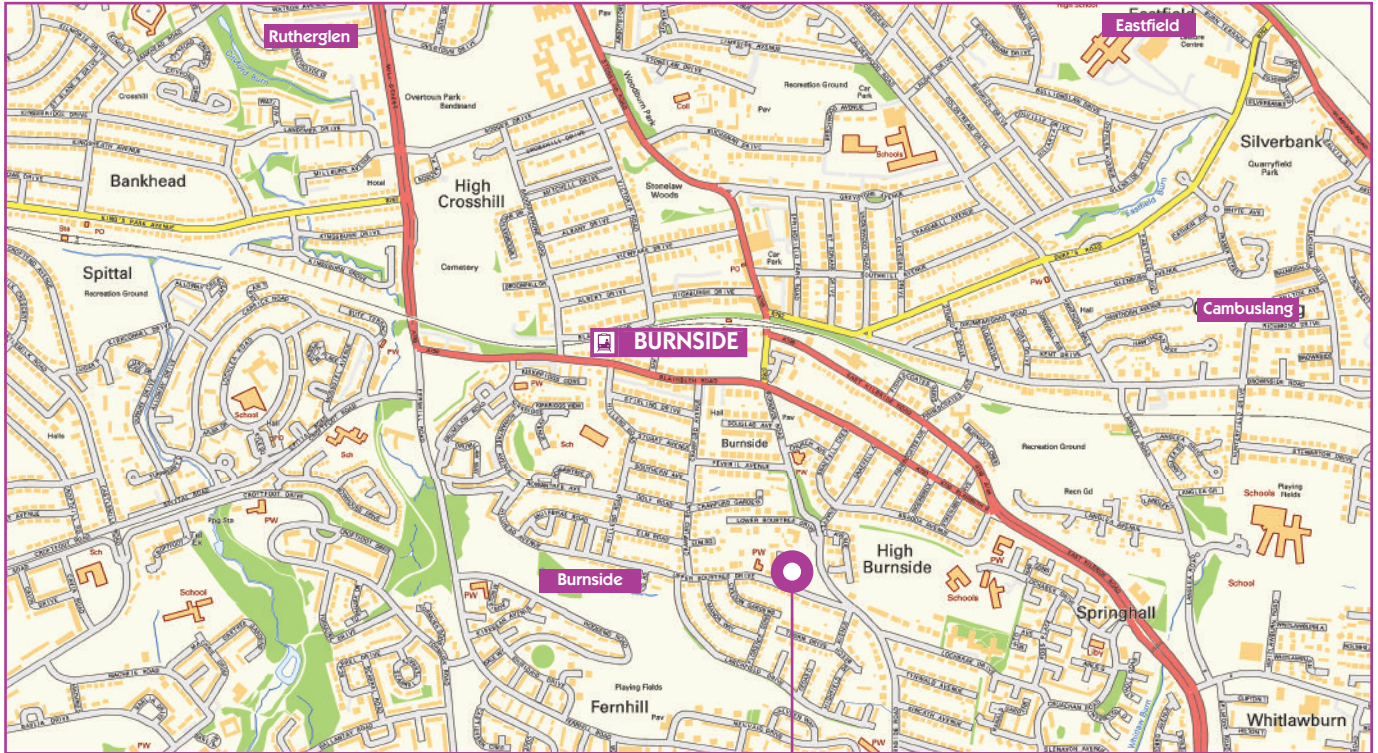
IDEALLY SUITED FOR VARIOUS USES INCLUDING NURSERY / GYM + DANCE + LEISURE SPACE / SURGERY / FUNERAL HOME / OFFICE + STORAGE AS SITE IS FULLY SECURED AND BENEFITS FROM 19 CAR PARK SPACES



**4 UPPER BROURTREE DRIVE
BURNSIDE, GLASGOW G73 4HT**

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213



Location

The subjects are situated within the popular suburb of Burnside, 6 miles south of Glasgow City Centre.

Burnside benefits from strong transport links with the nearby A730 providing direct access to areas such as Rutherglen and East Kilbride. Burnside Railway Station, located approximately 0.7 miles from the subjects, provides frequent services into Glasgow Central Station. The surrounding area is also well-served by public transport services connecting Burnside with surrounding areas such as Rutherglen and King's Park.

More specifically, the property occupies a prominent pitch on the northern side of Upper Bourtree Drive. The surrounding area primarily consists of residential dwellings providing of a mixture of detached and semi-detached houses. The subjects are in close proximity to Calderwood Primary School and Cathkin High School.

Description

Bourtree Drive. The subjects benefit from direct pedestrian and vehicular access via secure gates off Upper Bourtree Drive.

The property is situated on a well-maintained site with a large garden at both the front and the rear of the premises. A large tarmac carpark, providing 19 car spaces including two disabled bays is located on the western side of the premises.

Internally, the property incorporates the previous tenant's fit-out as a church hall with two large worship rooms being complimented by office space, male and female toilet accommodation and a kitchen/prep area located to the front of the property.

The property benefits from a gas-fired central heating system which serves water filled radiators.



Accommodation

CHURCH HALL

280.79 sq m (3,022 sq ft)

Rent/Price

Our client is seeking offers over £725,000 for their heritable interest in the property.

In terms of leasing the property is available on flexible terms for long or short term basis at a rental of a minimum £4,000 per month - further details on request.

Planning

We understand that the premises has Class 10 (non-residential institution) of the Town and Country Planning (Scotland) Act 1997 use. The subjects may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

There is outline planning permission granted for the construction of 12 detached residential dwellings.

The development includes provisions for dedicated car parking and private garden spaces.





Energy Performance Certificate

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.



Viewing & Further Information

Strictly by prior arrangement.

Please contact the joint agents to arrange a viewing the property.

