TO LET

Former Church & Church Hall

- Attractive period building
- Prominent shorefront location
- Large public car park adjacent
- Available in whole or in part
- 194.72-954.29 Sq M (2,096-10,272 Sq Ft)
- Offers over £15,000-£45,000 per annum

VIRTUAL TOUR

WHAT 3 WORDS

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS, KA30 8LZ

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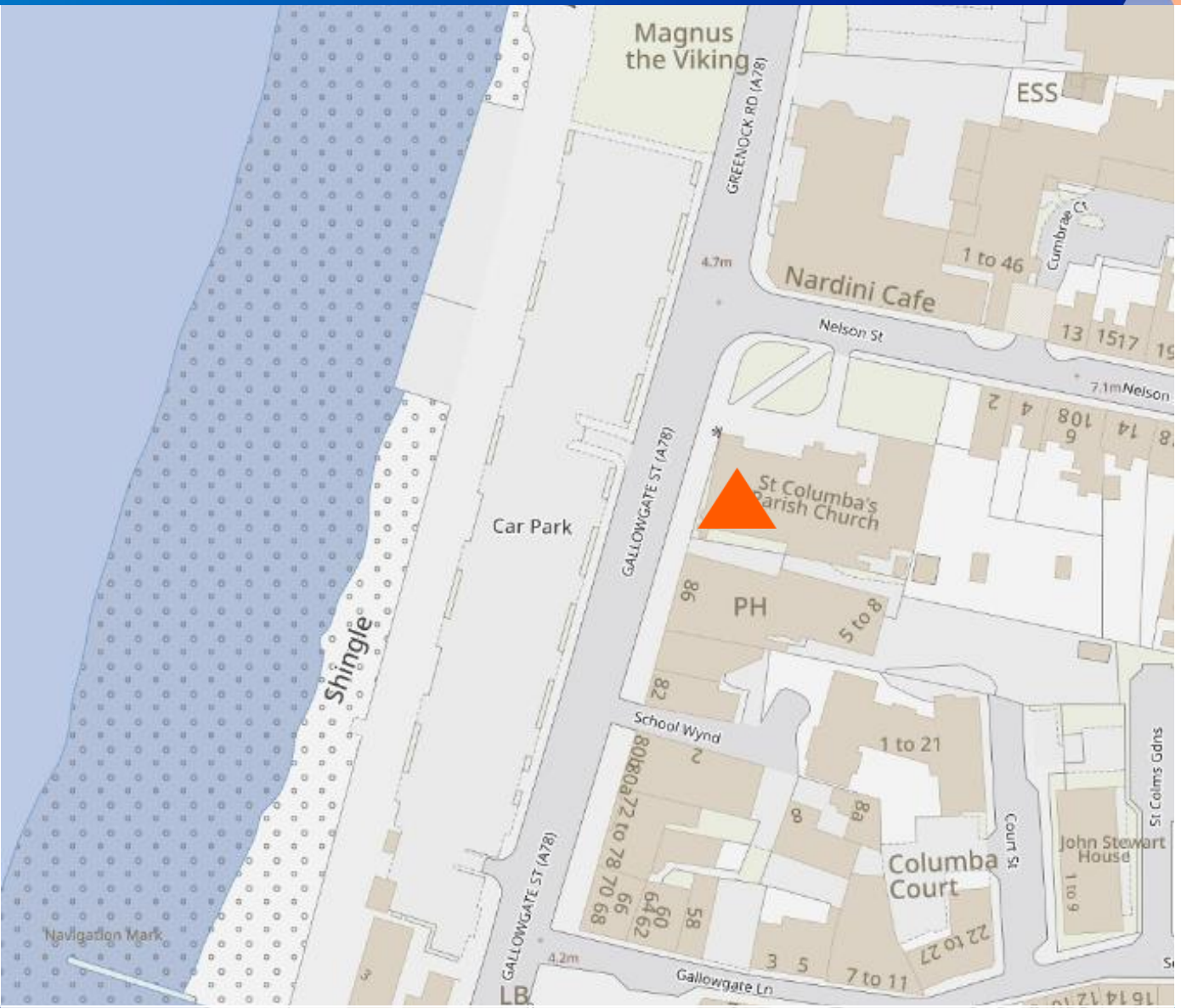
Location

ST COLUMBA'S CHURCH,GALLOWGATE STREET, LARGS



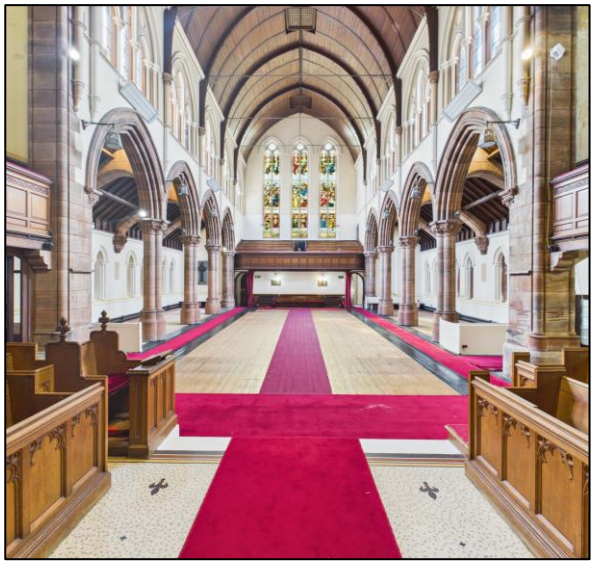
The subjects are set within the town of Largs, a popular residential settlement in North Ayrshire and an established tourist destination set on the A78 around 45 miles southwest of Glasgow and 30 miles north of Ayr, the town also has the benefit of a mainline railway station with hourly services running to Glasgow.

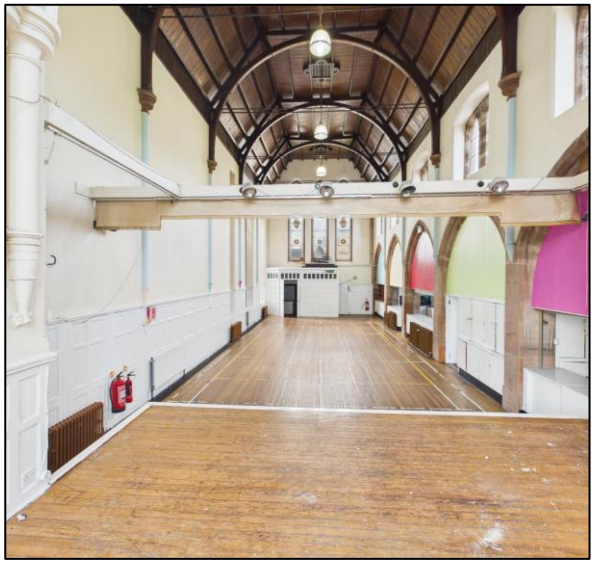
Largs has a resident population of around 11,250 and is the main ferry port for the Isle of Cumbrae which lies a short distance to the west in the Firth of Clyde. There are a reasonable range of services and facilities locally including a wide mix of retailers including many national multiples on Main Street.

The subject property is located on the east side of Gallowgate Street south of its junction with Nelson Street and just off the A78 leading towards Greenock Road and north of its junction with Gallowgate Lane.

FIND ON GOOGLE MAPS

Description





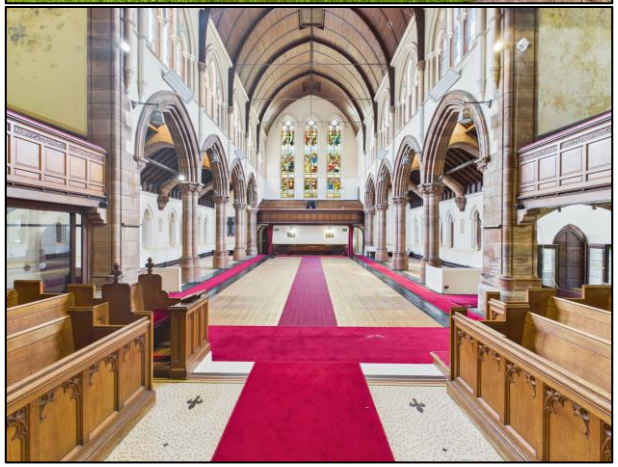
The entire property holding includes a church, church hall and some ancillary ground to the immediate north of the church building set extending in total to approximately 0.18 Hectares (0.45 Acres) originally designed by Henry Steele and Andrew Balfour Architects.

The original church building dates back to the mid 1800's and comprises a classical former church with three stage square tower with faceted spire clock on each and face at the base of the spire. The main entrance is to the west gable ad taken via a central gabled doorway.

The property is of red sandstone construction surmounted by a complex series of timber pitched and slated roof sections comprising single storey mezzanine level accommodation with ground floor and gallery levelled windows to the north and south elevations.

The hall to the rear of the church can be accessed via a flight of stone steps externally and can also be accessed internally.

Accommodation



The internal accommodation comprises the following:

Ground Floor

- Entrance Vestibule
- Chancel
- Congregational Seating Area
- Vestry
- Office
- Kitchen
- W.C.'s

First Floor

- Gallery Seating
- Hall

Car Parking

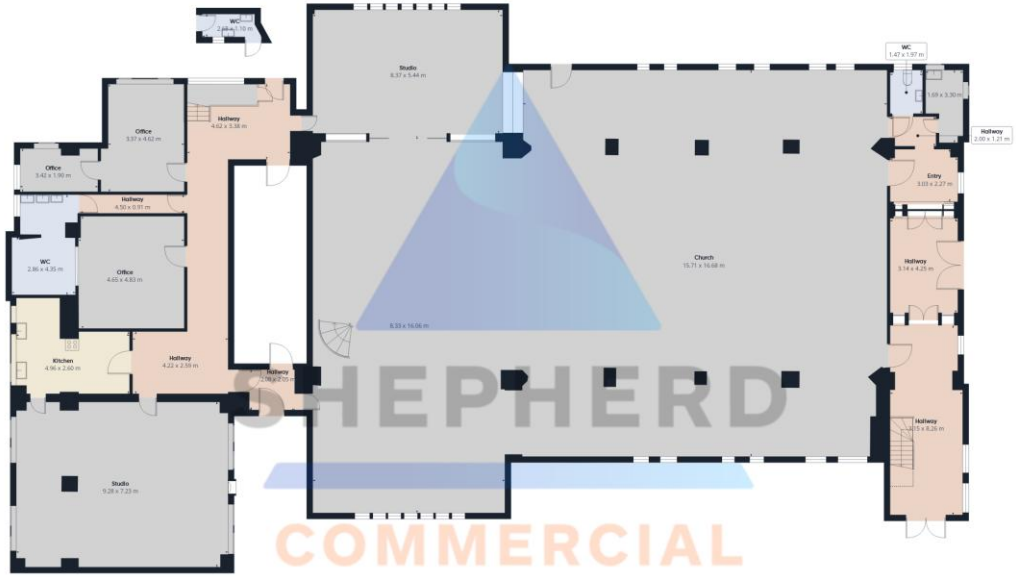
There is a small area of parking within the grounds of the subjects, with a large public car park immediately adjacent.

	m^2	ft^2
Church, Ancillary Facilities & Gallery Seating	759.57	8,176
Church Hall	194.72	2,096
Total	**954.29**	**10,272**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS



Floor 0

Floor 1

The Detail

Rental

The property is available as a whole at offers over £45,000 per annum although our clients would consider letting in part with the following quoting rental.

Former Church – Offers over £35,000 per annum

Former Church Hall – Offers over £15,000 per annum

Lease Terms

Full Repairing and Insuring

Planning

We assume the property benefits from Class 10 (Non Residential Institution) permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The subjects are a Category B Listed building and are loca118ted within a conservation area,

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £18,300

Should the property be split, each unit would be required to be re-assessed. It is anticipated that the individual Rateable Value covering the Church Hall could qualify for 100% rates relief.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable upon any rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Get in Touch

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

Daniel Bryson BSc (Hons)
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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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