TO LET/ FOR SALE

FORMER CHURCH HALL

GIA: 280.79 sq m (3,022 sq ft)

Site Size: 0.33ha (0.82 acres)

Located in the South Side of Glasgow

Outline Planning Granted For 12 Residential Dwellings

No VAT applicable on sale

Benefits from 19 Car Spaces

Rental: Offers Invited

SALE PRICE: Fixed Price: £475,000 (NO VAT)

CLICK HERE FOR LOCATION



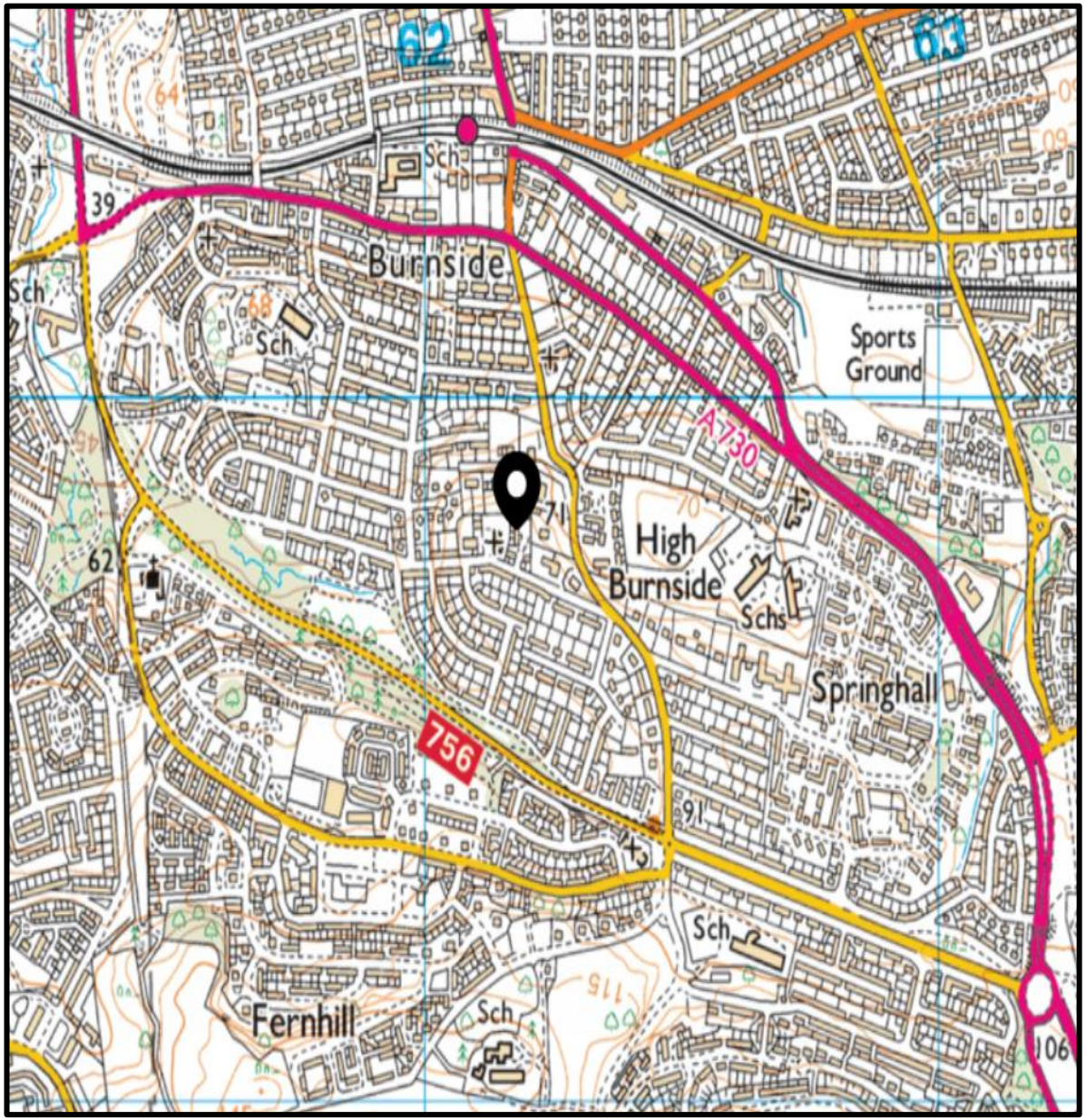
4 UPPER BOURTREE DRIVE, BURNSIDE, GLASGOW, G73 4HT

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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.

CLICK HERE FOR LOCATION

Description









The property comprises a detached, single storey building which occupies a prominent pitch on Upper 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

Accommodation	SQM	SQFT
Church Hall	280.79	3,022
TOTAL	**280.79**	**3,022**

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

The Detail

RENT/PRICE

Our client is seeking offers of £475,000 for their heritable interest in the property and inviting offers for the leasehold of the property.

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.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £14,400. The rate poundage for 2026/27 in 48.1p to the pound.

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 ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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

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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REVISED: **April 2026.**

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