

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



ST LUKE'S AND ST ANDREW'S CHURCH (INCLUDING ADJOINING HALL), 17 BAIN STREET, GLASGOW, G40 2DL



The church is a “B” listed building circa 1837 with a much later single storey hall extension situated on the eastern periphery of the city centre of Glasgow within the Gallowgate area.

The subjects comprise vestibules, nave, gallery, vestry, 2 halls, meeting room, kitchen and vestry. The main church building is of a traditional sandstone construction under a roof which is timber framed, pitched and clad in slates and the vestry of the church is of similar construction but latterly the slate covering has been over clad in bituminous felt. The hall has a steel frame with brick cavity out walls partially roughcast externally and has a flat roof and incorporates box roof lights.

The Gallowgate area is mainly residential. It is a short distance from the famous Glasgow Barras Outdoor Market and is in close proximity to public landscaped grounds and a children’s play area. The city centre of Glasgow is a short distance away and offers various shopping facilities, good educational establishments including Strathclyde University and Caledonia University and good transport links with a regular bus service, Queen Street Station and Central Station, Glasgow’s subway and the M8 motorway.

The subjects may suit other religious groups or community organisations wishing to take on the premises in their existing form. Alternatively, the subjects offer an excellent development opportunity, subject to the appropriate consents being obtained.

OFFERS OVER £100,000

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



ACCOMMODATION

Gross internal floor area is approximately 830.80 sq m (8,942 sq ft)

Main Church	
Reception Hallway	44.97 sq m (484 sq ft)
Assembly Area	84.16 sq m (906 sq ft)
Worship Area	186.39 sq m (2,006 sq ft)
Gallery	197.12 sq m (2,122 sq ft)

Vestry/Office suite **46.30 sq m (498 sq ft)**

The Vestry/office suite benefits from disabled toilet facilities and is subject to a Lease in favour of PEEK which will terminate on 31 March 2012.

Hall	
Ladies toilet	3.62m x 2.5m
Gents toilet	3.49m x 2.5m
Small Hall	40.15 sq m (432 sq ft)
Large Hall	125.85 sq m (1,355 sq ft)
Meeting Room	25.97 sq m (280 sq ft)
Kitchen	16.99 sq m (183 sq ft)

SERVICES

The subjects are served with mains water, electricity and drainage. Heating is provided by single point electric panel radiators. Hot water is generated by combination or single point wall mounted electric hot water heaters and an electric immersion unit fitted to an insulated copper hot water cylinder within the kitchen.

PLANNING

The subjects are Grade 'B' listed and fall within Class 10 of the Town and Country Planning (Use Classes) Scotland Order 1997 and could, in addition to religious uses, be used without the necessity of obtaining Planning Permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum or public library.

The subjects may be suitable for redevelopment subject to the necessary consents being obtained. Any development proposal will be considered against the existing Development Plan Policies (Glasgow City Plan 2 2009). All prospective purchasers should fully investigate the planning situation with Glasgow City Council and should satisfy themselves as to the suitability of the property for their purpose and will have to obtain all necessary planning consents in this respect at their own cost. The Sellers give no warranty as to the suitability of the subjects for redevelopment nor in respect of obtaining planning permission.

FITTINGS AND FIXTURES

The sellers shall have the option to remove the ecclesiastical fixtures and fittings if they so wish. The sellers will exercise reasonable care in the removal of such ecclesiastical items but will not be bound to make good any damage resulting from such removal.

CONDITIONS OF SALE

In the event that the subjects are to be used by a potential purchaser otherwise than for religious or community purposes, the purchaser shall be responsible for the relocation of the War Memorials situated within the Subjects to an appropriate alternative location as agreed with the War Memorials Trust and without prejudice to the foregoing the purchaser shall be obliged to obtain all appropriate consents for the removal of the War Memorials and will incur all costs associated therewith.

VIEWING

By appointment. Please contact Mr Webster on 0141 639 0035

ENTRY

Negotiable.

OFFERS

Offers over £100,000 are invited for the property.

All offers should be submitted in writing to:

Church of Scotland Law Department
121 George Street
Edinburgh
EH2 4YN
Telephone 0131-240 2263
Fax 0131-240 2246
E-mail: properties@cofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department (Email address: properties@cofscotland.org.uk)

As all offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

The Church of Scotland General Trustees – Scottish Charity Number No. SC014574

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.