



Cathcart Old Church & Hall, 119 Carmunnock Road, Glasgow, G44 5UW

Property

Truly remarkable B-Listed Church and Hall.

Church

The internal accommodation comprises a pulpit, central nave and seating area together with 2x wings providing additional seating areas. A stairwell at the east elevation provides access to a gallery area to provide additional seating. Ancillary accommodation to the west elevation comprises administrative and welfare space, including a commercial kitchen operating as @Tophski’s cafe. The **sellers reserve the right to remove the war memorials and ecclesiastical fixtures and fittings.**

Church Hall

Detached hall currently set out as a nursery and activity centre. There are three main halls providing studio space in addition to a stage area and secure reception/lobby. The aforementioned are separated by a single access corridor off which is administrative space, a commercial kitchen and WC accommodation.

External

Well landscaped grounds are included in the sale including an area for parking. The extensive grounds contain a peace garden and there are also buried ashes, scattered ashes, a memorial cairn, dedicated benches and memorial trees at various locations around the church.

Area

Gross Internal Area: 1,755.64 sq m (18,898 sq ft)

Site Area: approximately 0.61 hectares (1.51 acres)

Occupiers

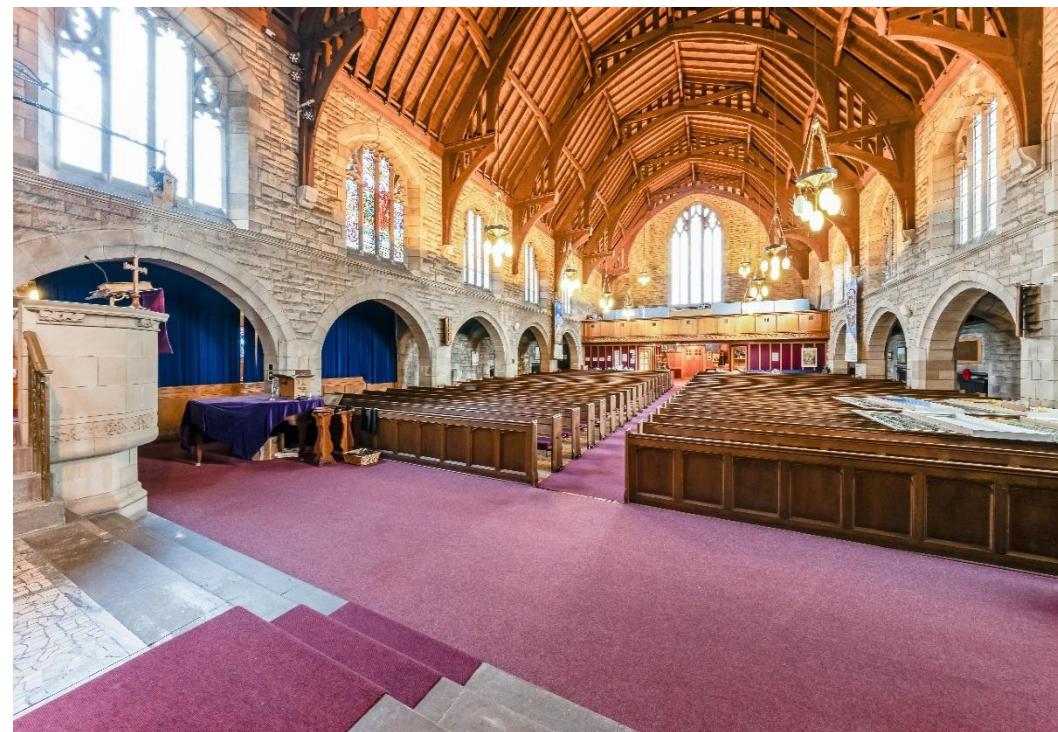
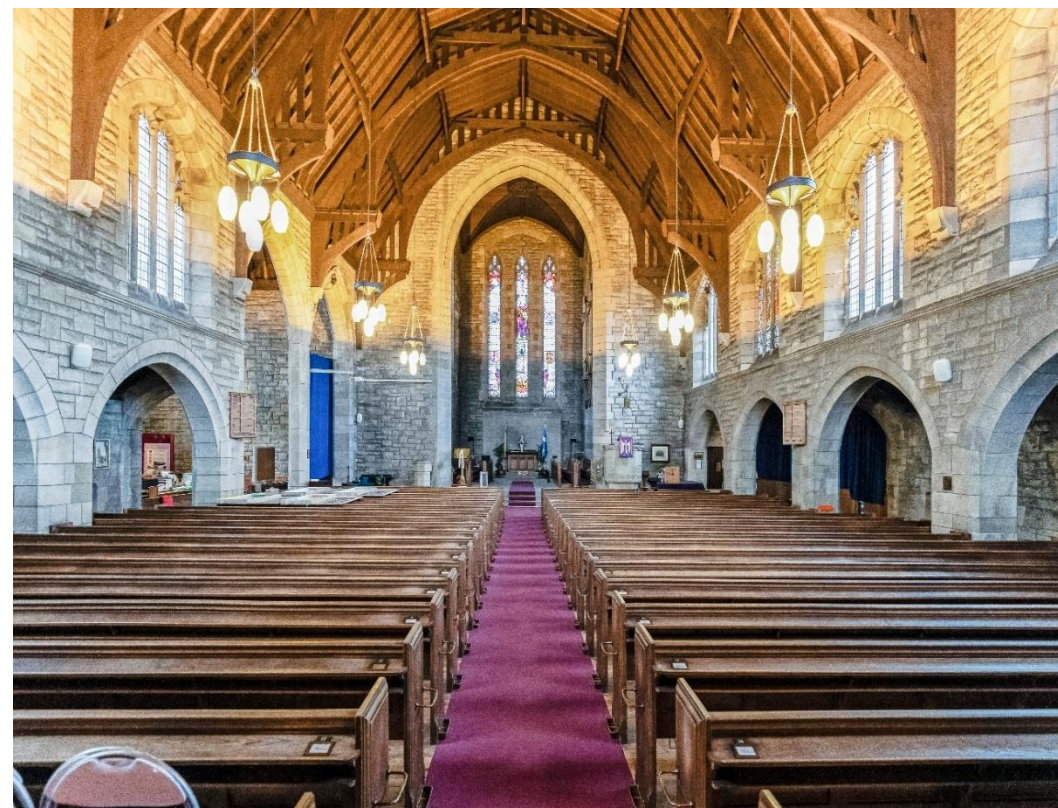
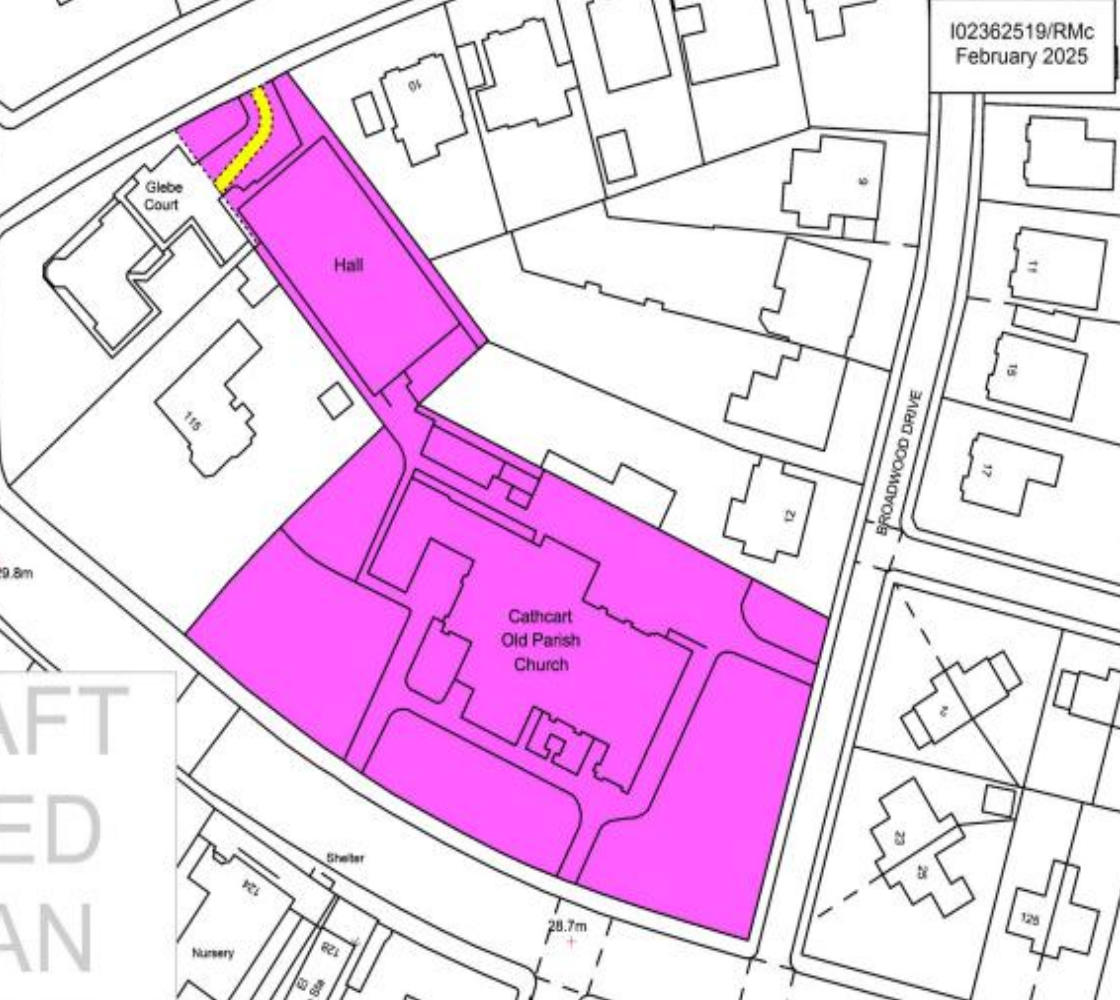
In addition to the café operating from the former session house at the church, there are two other parties currently using the hall. The existing occupancy agreements can be terminated on 3 months’ notice.

Services

The property is connected to mains supply for electricity, gas, water and mains drainage.

Planning

The B listed church could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents.



EPC

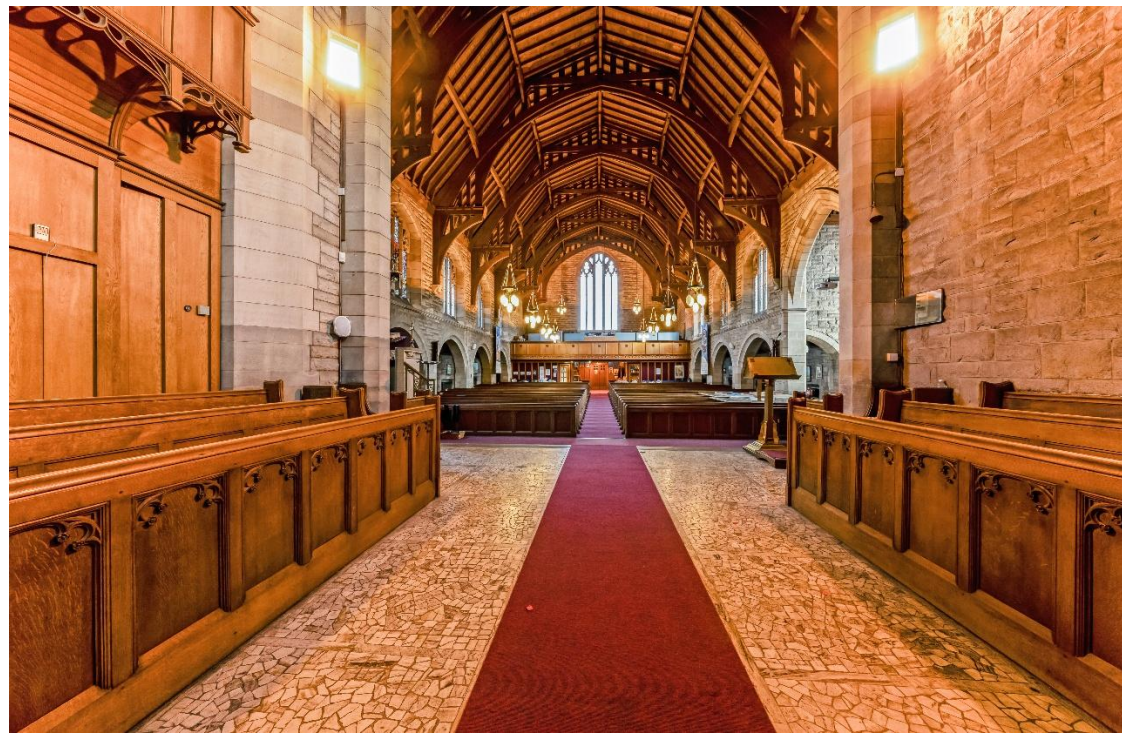
Church Rating: **G** Hall Rating: **C**

Local Area

The church and hall are conveniently placed in between the Cathcart and King's Park areas of Glasgow.

Local amenities include: restaurant, public house, convenience stores, doctor's surgery, nursery and primary schooling.

Kings Park and Cathcart train stations are both located nearby the building and there are regular public bus services.





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.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, via a Scottish solicitor, in writing or by email with the Law Department.

As 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 they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland - Scottish Charity No SC014574.

