



Former St Paul's Church (The Gate), Irvine, KA12 8DD

Property

Gothic Style church dating back to the late 19th century well positioned next to the River Irvine with busy amenities close by.

The church is not listed therefore presents an excellent opportunity for development.

The property comprises of:

Basement: Large cafe area, 2 meeting / office rooms, one store, kitchen and gents and ladies WCs.

Ground Floor: Large hall, small ante room and vestibule

First Floor: Former gallery space

Area

Basement: 235.05 sq m 2,530 sq ft

Ground: 263.72 sq m 2,839 sq ft

First: 84.29 sq m 907 sq ft

Total: 583.06 sq m 6,276 sq ft

Planning and Services

The church is not listed and is believed to fall within Class 11 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as it is currently used as a community centre. In addition to its current use, it is possible it could be used as cinema, concert hall, bingo hall, dance hall, swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports without the necessity of obtaining planning permission for change of use. Prospective purchasers should however satisfy themselves in this respect.

The property is connected to mains supplies of water and electricity. Drainage goes into the main sewer.



EPC

Rating: E

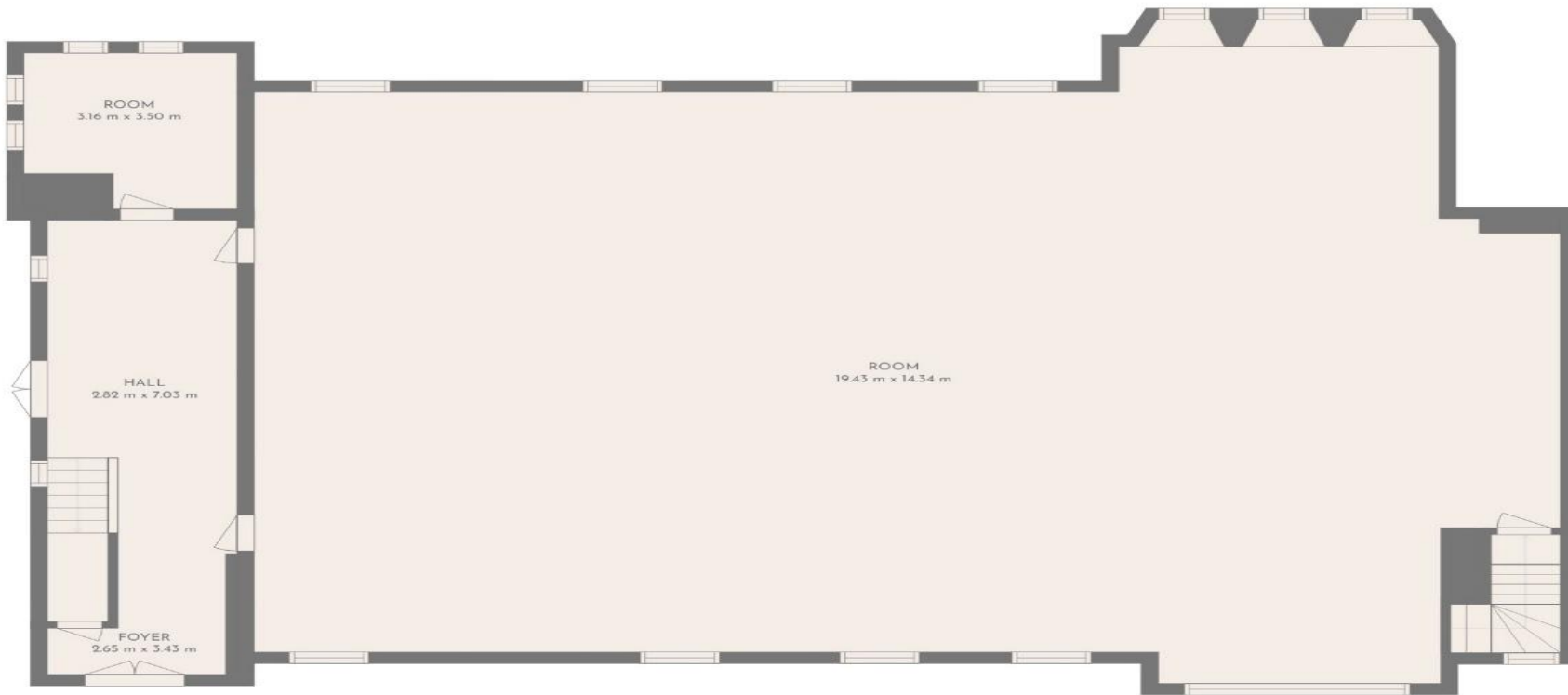
Location

The church is sat prominently within the busy sea-side town of Irvine which forms the largest settlement in North Ayrshire.

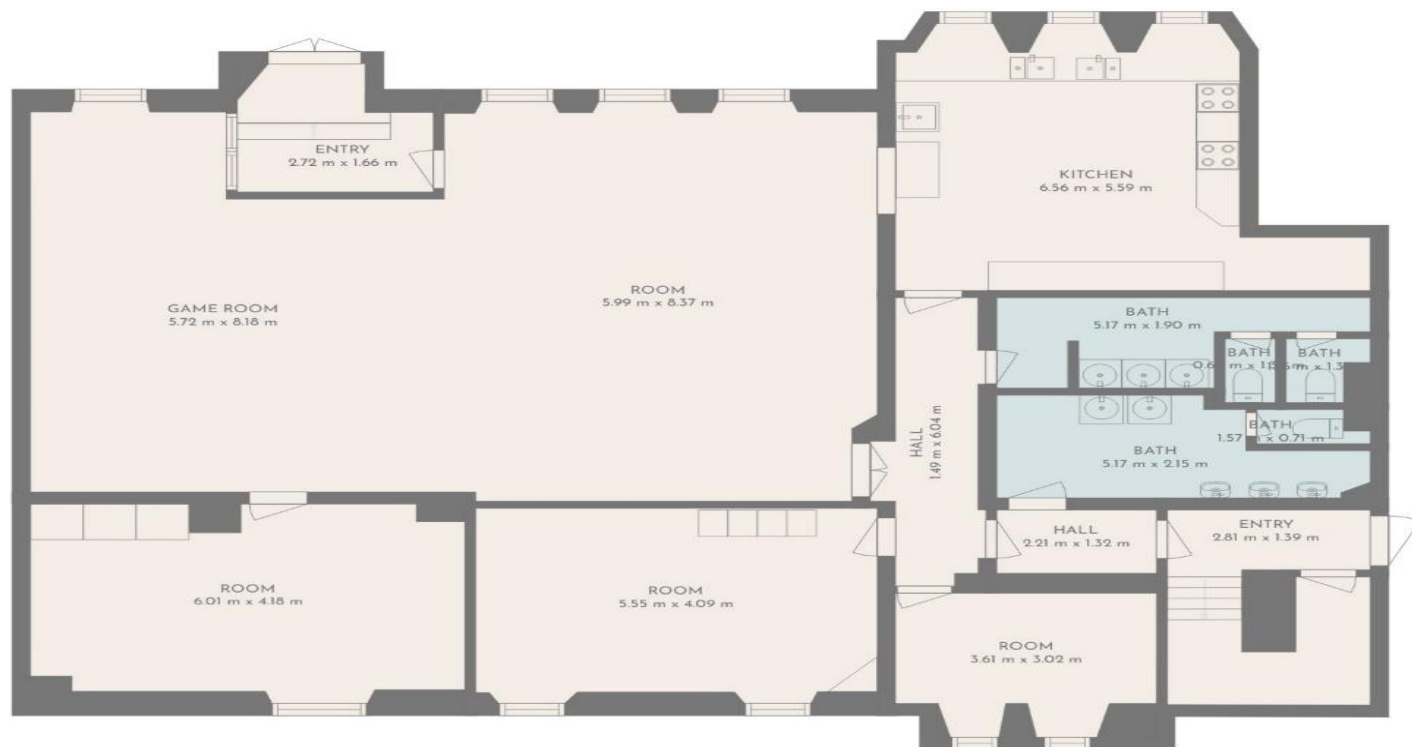
The property is well positioned for local amenities including: Rivergate shopping centre, restaurants, superstores, café, hotels, parks as well as primary and secondary schooling.

The M77 which leads directly to the centre of Glasgow is within easy reach of the premises. In addition, Irvine Train Station is located within 0.3 miles of the building.





FLOOR 2



FLOOR 1

Viewing Arrangements

By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk

Offers

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

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
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 SC011353

