

FOR SALE

DEVELOPMENT OPPORTUNITY



19 Briton Street, Glasgow, G51 2EN

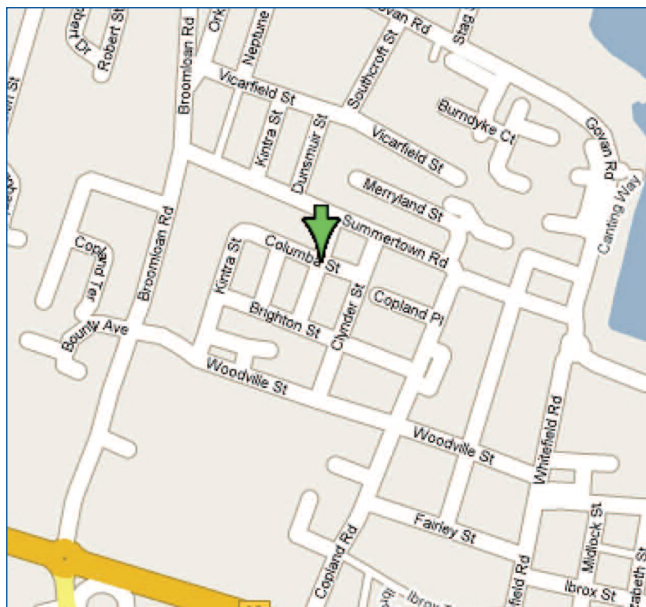
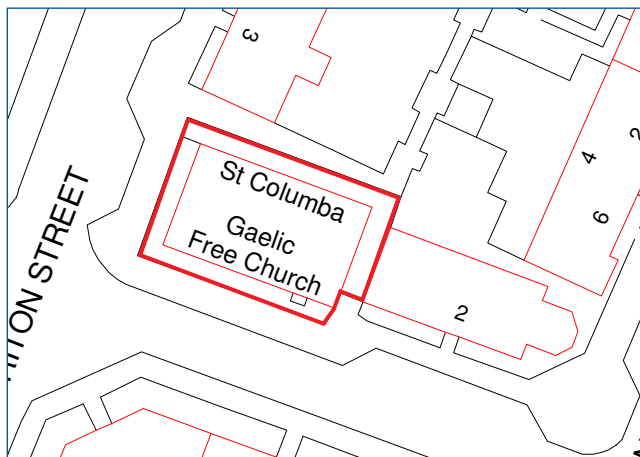
- Former church building over two floors
- Attractive stone façade
- Residential conversion/development opportunity
- Close to M8 motorway
- Good public transport connections
- Total area 439.26 sq m (4,729 sq ft)

Location

The subjects are located immediately to the east of Briton Street, between its junctions with Summertown Road to the north and Columba Street to the south and within the Govan area of Glasgow.

Briton Street is accessed via Broomloan Road which, in turn, links with Edmiston Drive. The M8 motorway can be easily accessed at either the Helen Street or Broomloan Road junctions, whilst the property is well placed for public transport, with numerous local bus routes and Ibrox Subway Station being minutes walk away. The surrounding area is generally residential in nature and in this regard, the subjects are considered to be best suited for conversion to residential accommodation or, indeed, redevelopment for residential purposes.

The local area is generally undergoing significant redevelopment with new build residential in the course of construction immediately opposite the property.



Description

The subjects comprise a detached church building, being largely constructed of solid sandstone and having a generally pitched, timber framed and slated roof. The elevation facing Briton Street incorporates feature windows and ornate stone detailing, with the main entrance being to this elevation.

The building is in a dilapidated condition and has also suffered fire damage to the rear and significant work is now required if the building is to be retained. Alternatively the building could be demolished to provide a cleared site for development.

Internally, the subjects have been sub-divided to form:-

At ground floor level: Main entranceway, church hall, two offices, three toilet cubicles and stairs to front and rear, which lead to first floor level.

At first floor level: Main worship area incorporating balcony.

The interior of the property is generally in a dilapidated condition.

Accommodation/Areas

We calculate the property to have the following gross internal areas:

Ground floor:	203.41 sq m	(2,190 sq ft)
First floor:	203.41 sq m	(2,190 sq ft)
Balcony:	32.44 sq m	(349 sq ft)
Total:	439.26 sq m	(4,729 sq ft)

We calculate the total site to extend to 0.04 ha (0.10 ac)

Planning

From information extracted from Glasgow City Council's website, we understand that the property is located within an area covered by a residential land use policy, DEV2. Areas designated for such use include the City's main housing districts. In addition to housing, they incorporate a wide range of supporting facilities such as schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities and areas of green/open space.

The Council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision.

The building is not listed and does not lie within a conservation area.

Given the planning policy in place, we consider that the property is suitable for a variety of uses.

Rating

The subjects are currently entered into the Valuation Roll at a Rateable Value of £10,000.

The current Uniform Business Rate is 42.6p in the pound.

The property is currently eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme. Full details are on the Scottish Government's Website or by following the link <http://www.scotland.gov.uk/Topics/Government/Local-government/17999/11199/Scheme>.

Price

Offers invited.

Legal Costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

VAT

We understand that the building is not subject to VAT.

Viewing and further information

Strictly through the Sole Selling Agents:

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Pollok Estate
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