

SOUTH SHAWLANDS CHURCH

Regwood Street, Glasgow, G41 3JG

FOR SALE

ATTRACTIVE TRADITIONAL CHURCH REDEVELOPMENT OPPORTUNITY

- Stunning former Church with additional Church Officer's house.
- Category B Listed Church.
- Total Gross Internal Area approximately 1,084.77 sq.m. (11,676 sq.ft.), including former Church Officer's house.
- Within the very popular Shawlands area.
- Potential for residential development subject to planning.
- Close to all amenities and transport links.
- EPC Rating of F.
- Offers over £375,000 ex VAT.

DM HALL
CHARTERED SURVEYORS

Commercial Department

220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615



LOCATION

The subjects are situated on the south side of Regwood Street, at its junction with Deanston Drive, in the Shawlands area of Glasgow's south side.

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles from the city centre and 12 miles from Glasgow Airport. The immediately surrounding area is largely residential in nature, typically contained within traditional tenement buildings. A number of modern flatted developments are also found within close proximity. Kilmarnock Road is located 75 yards from the property and forms the main retailing thoroughfare for the Shawlands area where the local mix contains both national and independent occupiers.

Unrestricted on street parking is available on surrounding streets, regular bus services operate on Kilmarnock Road while Pollokshaws East train station lies approximately 350 yards to the south, allowing easy access to Glasgow City Centre.

We attach a copy of the street plan layout with approximate location of the subjects shown.

DESCRIPTION

The subjects comprise a traditional Church premises constructed between 1909 and 1913. The walls of the main church building are red sandstone construction, surmounted by a multi pitched roof, overlaid in slates. The adjoining hall, known



as Muir Hall, is of blonde sandstone construction, again surmounted by a pitched and slate roof. The buildings are adjoined and interconnected providing a typical range of accommodation for a traditional church premises.

The property has main access doors on both Regwood Street and Deanston Drive, although the principal access into the main church is afforded from Regwood Street.

The property provides accommodation at ground and lower ground level with the addition of a gallery in the main hall.

Natural daylight floods into the property in abundance through the large ornate leaded and, in some cases, stained glass windows, contained in original stone surroundings or in timber sash and case frames. The windows are over lower ground, ground and gallery spaces.

The former Church Officer's house extends to a two bedroom plus kitchen, lounge and bathroom residential dwelling split over three floors, and is currently tenanted, although vacant possession can be obtained.

FLOOR AREA

According to our calculations the subjects extend to the undernoted approximate Gross Internal floor areas:

Ground Floor	596.00 sq.m. (6,415 sq.ft.)
First Floor	59.93 sq.m. (645 sq.ft.)
Lower Ground Floor	356.00 sq.m. (3,832 sq.ft.)
Total (excluding terraced gallery)	
1,011.93 sq.m. (10,892 sq.ft.)	
Former Church Officer's House	72.84 sq.m. (784 sq.ft.)



RATES

The Assessor's website shows that the subjects are entered in the current Valuation Roll with a Rateable Value of £17,200.

The former Church Officer's house, with an address of 12 Regwood Street, has a Council Tax band of "D".

Please note that a new occupier has the right to appeal the current assessment.

PRICE

Offers in excess of £375,000 exclusive of VAT are invited for the purchase of our client's heritable interest in the subjects. Whilst offers on an unconditional basis would be preferred, offers subject to planning consent will be given full consideration.

It is anticipated that a closing date will be set for receipt of formal offers and consequently parties should register their formal interest in writing to DM Hall in order that they can be kept advised of any closing date.

PLANNING

The subjects are B Listed, consequently any proposals will need Listed Building Consent, as well as full planning permission.

It is our opinion this provides an excellent opportunity for a residential development but could also suit a variety of other uses. Parties should however make their own detailed enquiries to Glasgow City Council Planning, 45 John Street, Glasgow,

G1 1LY (Telephone - 0141 287 8555).

VAT

All prices quoted are exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request, however, the rating is F

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and registration dues.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

Jonathan McManus
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DATE OF PUBLICATION

May 2018

REFERENCE

WSA1359

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