

AUCTION DATE
20TH JUNE 2024
AT 2.30PM

ONLINE AUCTION

- > GUIDE PRICE: £75,000
- > CHURCH WITH ADDITIONAL HALL IN POPULAR TOWN CENTRE
- > SUITABLE FOR ALTERNATIVE USE (SUBJECT TO PLANNING CONSENT)
- > GROSS INTERNAL AREA – 781.83 SQ M (8,412 SQ FT)
- > SITE AREA – 0.43 ACRES (0.17 HA)



FOR SALE

UNITED FREE CHURCH, 76 DRYSDALE STREET, ALLOA, FK10 1JA

CONTACT: Alasdair McConnell MA (Hons) MRICS
Aleksander Alfer

a.mcconnell@shepherd.co.uk
a.alfer@shepherd.co.uk

01786 450438 – 07393 803 404
01786 450438

LOCATION

Alloa, the largest town in Clackmannanshire, serves as the administrative hub for the Clackmannanshire Council area. More specifically, the subjects are located on Drysdale Street, adjacent to the busy Marshall roundabout on the A907 trunk road, which bypasses Alloa's town centre.

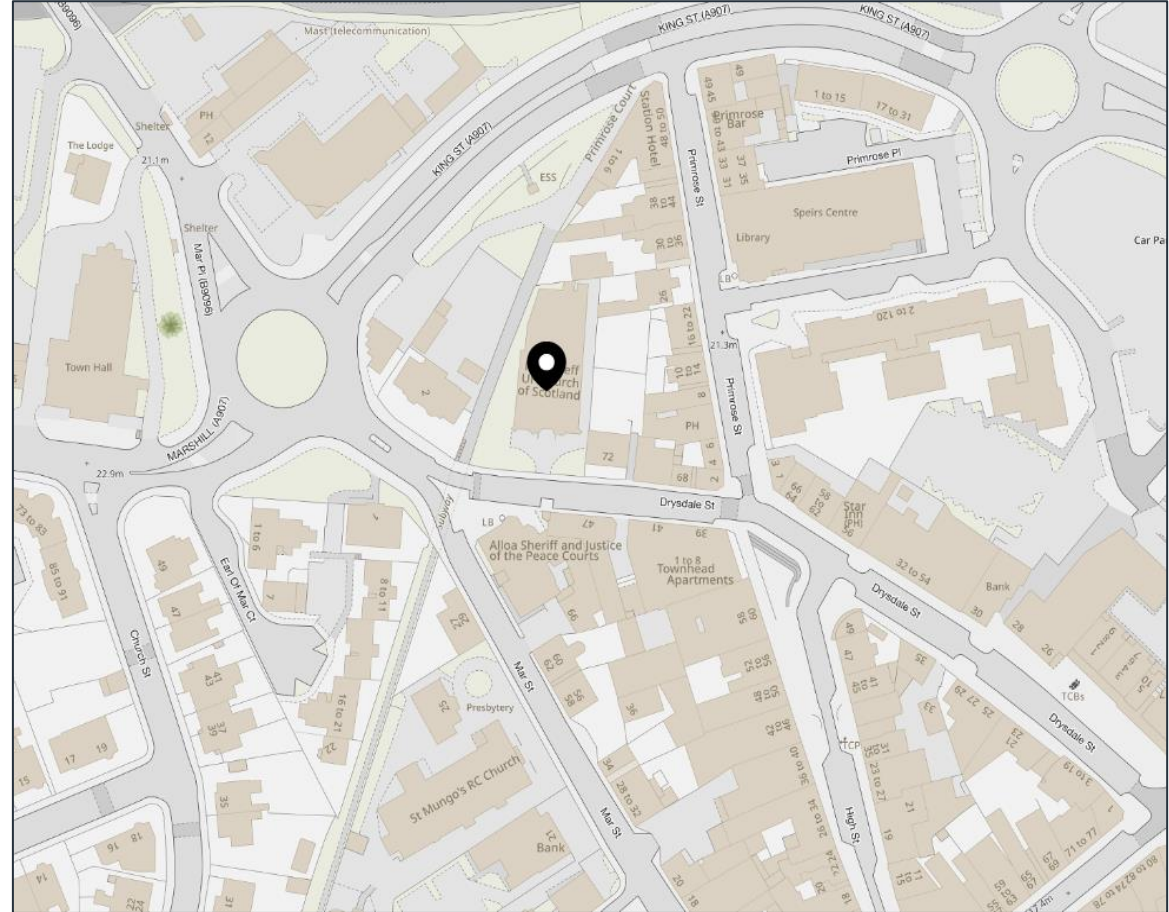
The immediate surrounding area is predominantly residential in nature however, the nearby Alloa town centre offers a wide mix of commercial occupiers both local and national, including operators such as Boots Pharmacy, Tesco Extra, and Asda.

The area is well served by public transport links with a number of bus stops located nearby, as well as Alloa Train Station located within 0.5 miles of the subjects.

DESCRIPTION

The subject property comprises a detached church, predominantly of traditional stone construction with a pitched slate roof. There is a rear extension which has previously been utilised as a church hall. The subjects are set in a self-contained site extending to 0.43 Acres (0.17 hectare).

Internally, the subjects provide an open plan worship area on the ground floor, with a full gallery positioned on the first floor. To the rear of the subjects there are administrative offices, an open plan church hall, kitchen and WC facilities.



AUCTION DATE:
20TH JUNE 2024 AT 2.30PM

www.shepherd.co.uk/commercial-auctions

ACCOMODATION

The below floor areas have been calculated on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice.

Accommodation	SQM	SQFT
Ground Floor (Inc. Rear Hall)	604.74	6,507
Gallery	177.08	1,905
Total	781.83	8,412

PLANNING

We understand the property has Class 10 (Non-Residential Institutions) for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. The building is understood to be C-listed; it is incumbent on all potential purchasers to satisfy themselves in this regard.

GUIDE PRICE

The heritable interest is for sale at a guide price of £75,000 exclusive of VAT, where applicable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

RATING

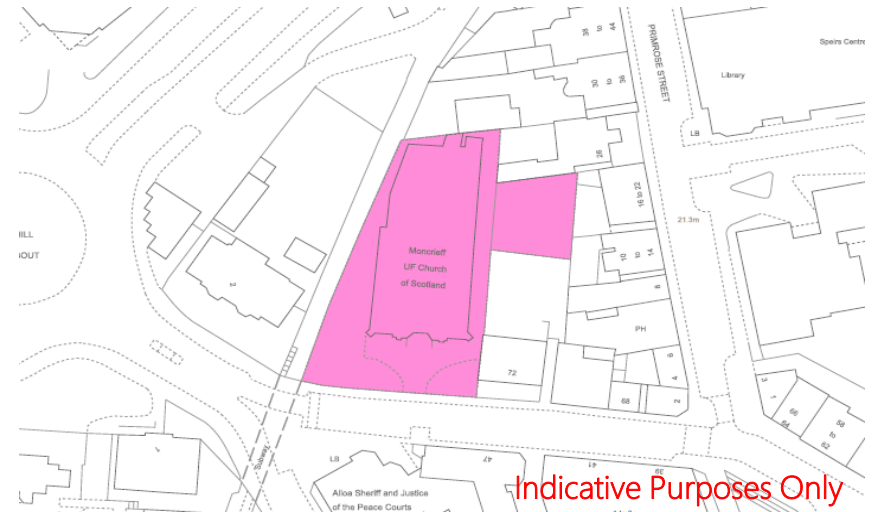
The subjects are currently entered in the current valuation roll at £23,250. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be viewed in the legal pack.

76 DRYSDALE STREET, ALLOA, FK10 1JA



Indicative Purposes Only

AUCTION DATE:
20TH JUNE 2024 AT 2.30PM

www.shepherd.co.uk/commercial-auctions



76 DRYSDALE STREET, ALLOA, FK10 1JA



AUCTION DATE:
20TH JUNE 2024 AT 2.30PM

www.shepherd.co.uk/commercial-auctions

REGISTER TO BID

Auction Date: 20th June 2024 At 2.30pm

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

LEGAL PACK

The legal pack is available to view online.

VAT

See legal pack.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

CONTACT DETAILSLocal Office Contact

Alasdair McConnell MA (Hons) MRICS

11 Gladstone Place,

Stirling,

FK8 2NN

Tel: 01786 450438

a.mcconnell@shepherd.co.uk



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN

Alasdair McConnell MA (Hons) MRICS a.mcconnell@shepherd.co.uk

01786 450438 – 07393 803 404

Aleksander Alfer

a.alfer@shepherd.co.uk

01786 450438

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MARCH 2024**