

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

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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.

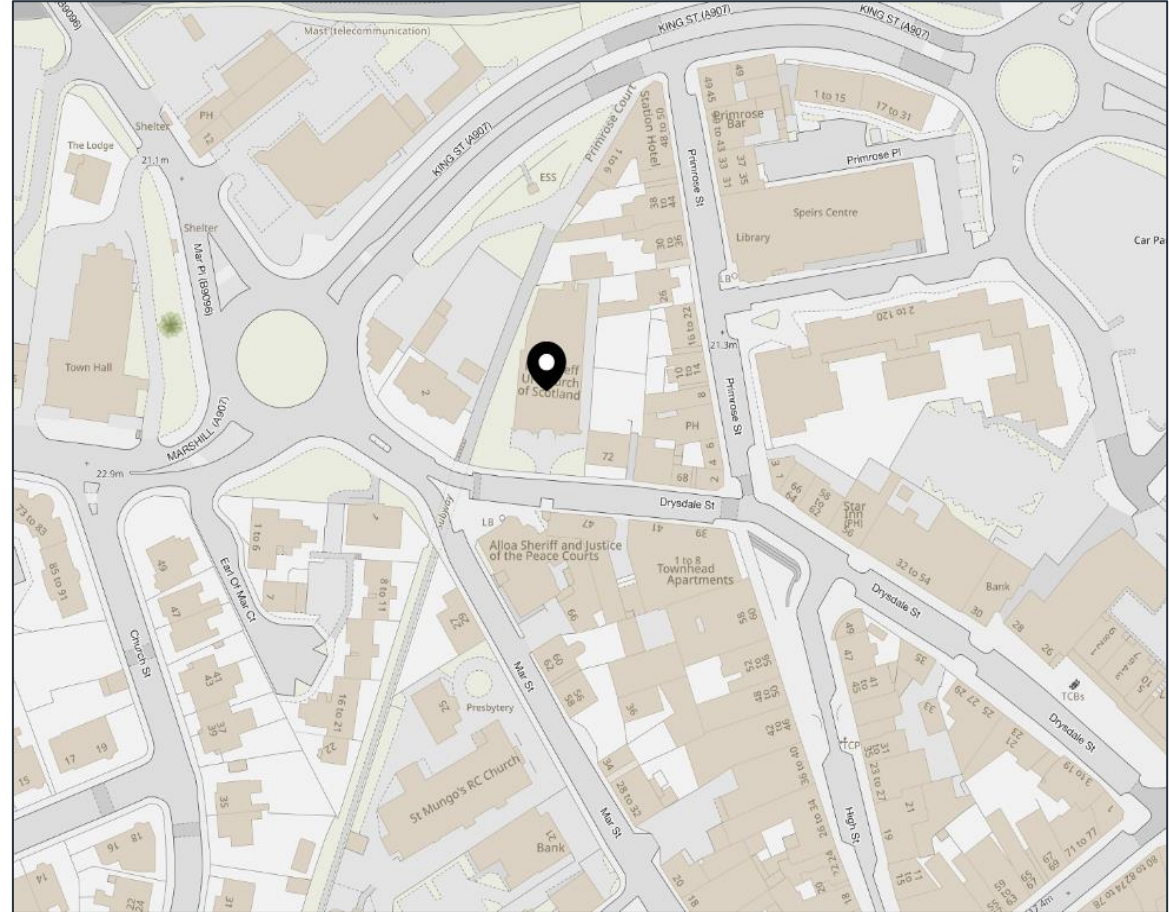
The immediate surrounding area is predominantly residential in nature however, the nearby Alloa town centre offers a wide mix of commercial occupiers both local and national, including operators such as Boots Pharmacy, Tesco Extra, and Asda.

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.



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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

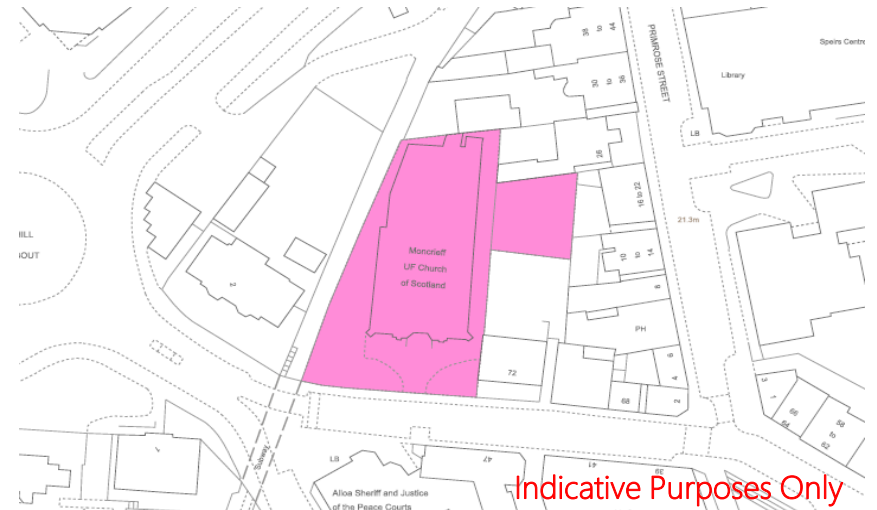
The subjects are currently entered in the current valuation roll at £23,250. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

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.

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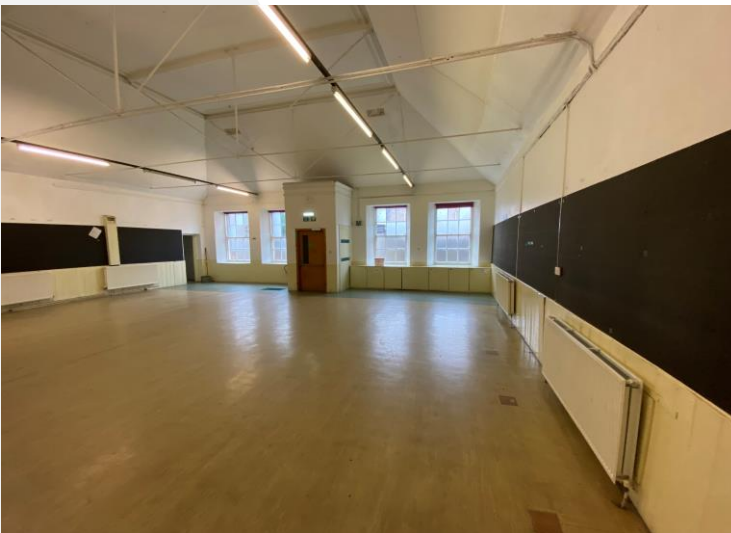


Indicative Purposes Only

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REGISTER TO BID

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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

Details of the buyer fees associated with this property can be found on the individual property page.

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 packs are 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

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

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