

TO LET/ FOR SALE

FORMER CHURCH HALL

GIA: 280.79 sq m (3,022 sq ft)

Site Size: 0.33ha (0.82 acres)

Located in the South Side of Glasgow

**Outline Planning Granted For 12
Residential Dwellings**

No VAT applicable on sale

Benefits from 19 Car Spaces

Rental: Offers Invited

**SALE PRICE: Fixed Price: £595,000
(NO VAT)**



CLICK HERE FOR LOCATION



4 UPPER BOURTREE DRIVE, BURNSIDE, GLASGOW, G73 4HT

CONTACT:

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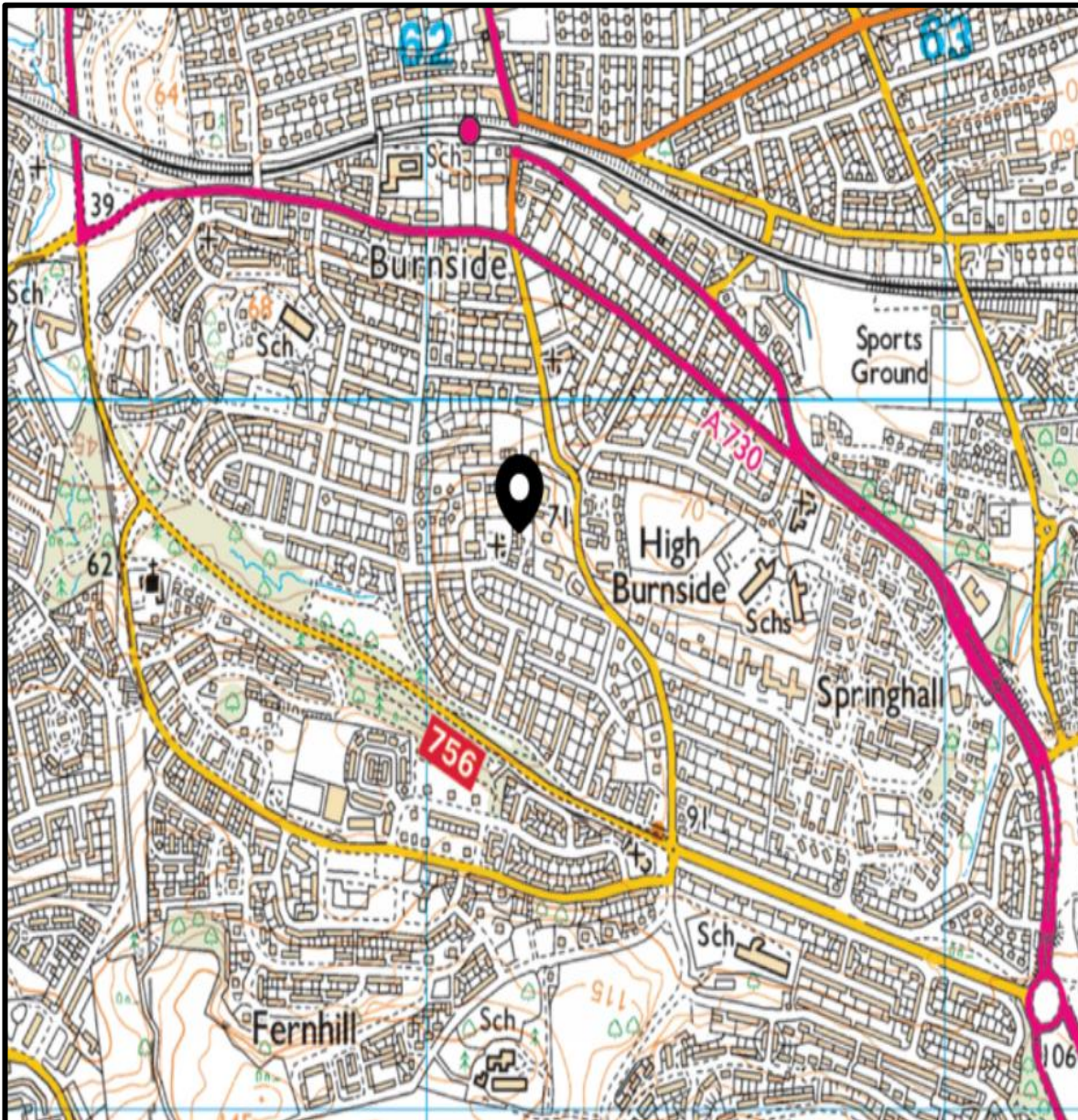
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Location

4 UPPER BOURTREE DRIVE, BURNSIDE,
GLASGOW, G73 4HT



The subjects are situated within the popular suburb of Burnside, 6 miles south of Glasgow City Centre.

Burnside benefits from strong transport links with the nearby A730 providing direct access to areas such as Rutherglen and East Kilbride. Burnside Railway Station, located approximately 0.7 miles from the subjects, provides frequent services into Glasgow Central Station. The surrounding area is also well-served by public transport services connecting Burnside with surrounding areas such as Rutherglen and King's Park.

More specifically, the property occupies a prominent pitch on the northern side of Upper Bourtree Drive.

The surrounding area primarily consists of residential dwellings providing of a mixture of detached and semi-detached houses. The subjects are in close proximity to Calderwood Primary School and Cathkin High School.



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Description

4 UPPER BOURTREE DRIVE, BURNSIDE,
GLASGOW, G73 4HT



The property comprises a detached, single storey building which occupies a prominent pitch on Upper Bourtree Drive. The subjects benefit from direct pedestrian and vehicular access via secure gates off Upper Bourtree Drive.

The property is situated on a well-maintained site with a large garden at both the front and the rear of the premises. A large tarmac carpark, providing 19 car spaces including two disabled bays is located on the western side of the premises.

Internally, the property incorporates the previous tenant's fit-out as a church hall with two large worship rooms being complimented by office space, male and female toilet accommodation and a kitchen/prep area located to the front of the property.

The property benefits from a gas-fired central heating system which serves water filled radiators.



ACCOMMODATION

| Accommodation | SQM | SQFT |
|---------------|---------------|--------------|
| Church Hall | 280.79 | 3,022 |
| TOTAL | 280.79 | 3,022 |

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT/PRICE

Our client is seeking offers of £595,000 for their heritable interest in the property and inviting offers for the leasehold of the property.

PLANNING

We understand that the premises has Class 10 (non-residential institution) of the Town and Country Planning (Scotland) Act 1997 use. The subjects may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

There is outline planning permission granted for the construction of 12 detached residential dwellings. The development includes provisions for dedicated car parking and private garden spaces.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £15,100. The rate poundage for 2025/26 in 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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 purchase, before the transaction can proceed.

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