



**HISTORIC CHURCH**

**DM HALL**  
CHARTERED SURVEYORS



# FOR SALE

## HISTORIC CHURCH

Former Methodist Church, 10 Victoria Street, Dunbar, EH42 1EY

Large open plan Church and Church Hall.

---

Good residential catchment area

---

Potential for redevelopment (STP)

---

Offers over £120,000



[dmhall.co.uk](http://dmhall.co.uk)

Agency Department  
17 Corstorphine Road, Edinburgh, EH12 6DD  
0131 624 6130

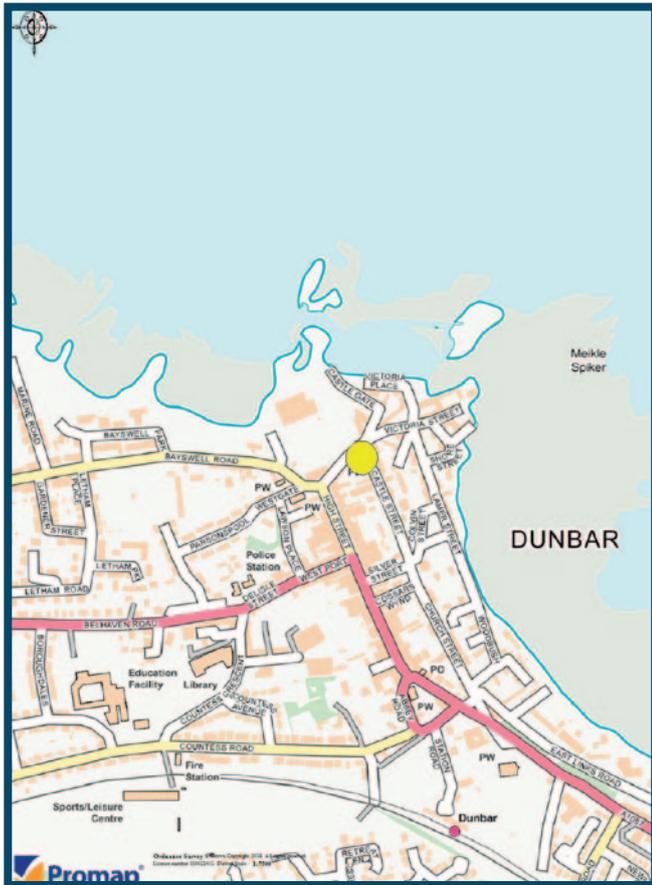
**LOCATION:**

The subjects are located within the East Lothian coastal town of Dunbar which can be accessed via the main A1 trunk route and is situated some 27 miles south of Edinburgh.

Dunbar itself is easily accessible by public transport and is situated on the East Coast Railway Line, remaining a popular destination with tourists and commuters alike, with a residential population of around 6000 people.

The subjects lie on the corner of Castle Street and Victoria Street which is situated to the north east side of the main high street. The property lies within a mainly residential street though there are some other commercial occupiers including the Dunbar Leisure Centre as well as a local garage.

The exact location of the subjects can be seen on the map below:

**DESCRIPTION:**

The subjects comprise a former Church premises with an adjoining Church Hall, to the front lies a small garden area bound by a stone wall and railing.

The property is of stone and brick construction, primarily rendered with a rough cast finish to the external elevations and primarily surmounted by a pitched and slated roof. The rear of the property provides ancillary accommodation and the Church Hall is situated under a flat roof and covered in a bituminous felt or similar.

Internally the main body of the Church is laid out to provide open plan accommodation with a mezzanine floor currently utilised as a viewing gallery. Natural daylighting is provided by way of stained glass windows and single glazed windows. The property has a full height ceiling and walls are constructed of solid brick/stone with plaster and paint finish, with timber panelling to the lower section.

To the rear of this lies the tea preparation area, wc facility as well as a small office.

The extension comprises the open plan hall with timber flooring and solid brick walls, with natural daylighting being provided through the roof lights.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

219.51 sq m (2363 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have 2 separate entries in the valuation roll as noted below:

Church:	£2,750
Church Hall	£1,900

Potential new occupiers may be entitled to 100% rates relief in line with the small business bonus scheme.

**SALE TERMS:**

Offers over £120,000 exclusive of VAT are invited for the purchase of our client's heritable interest in the subjects with the benefit of vacant possession.

Please note our client would like any new occupier/purchaser to retain the current façade of the building and therefore preference will be given to offers looking to use the existing building as is or re develop internally.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

Tel: 0131 624 6130 (Agency Department)  
Fax: 0131 477 6016

EMAIL: ross.chinnery@dmhall.co.uk,  
ben.mitchell@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA#

Date of publication: September 2018

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.