

**CLOSING DATE SET: FRIDAY 19<sup>th</sup> APRIL 2024 AT 12 NOON**

## FORMER MEETING HALL

- > GIA: - 265.33 SQ M, 2,856 SQ FT
- > TOTAL SITE AREA: - 0.14 ACRES (0.06 HA)
- > FORMER MEETING HALL WITH POTENTIAL DEVELOPMENT OPPORTUNITY
- > RARE PURCHASE OPPORTUNITY
- > SALE PRICE: OIEO - £155,000

**FOR SALE**

## KINGDOM HALL, 283 AROS DRIVE, GLASGOW, G52 1TH

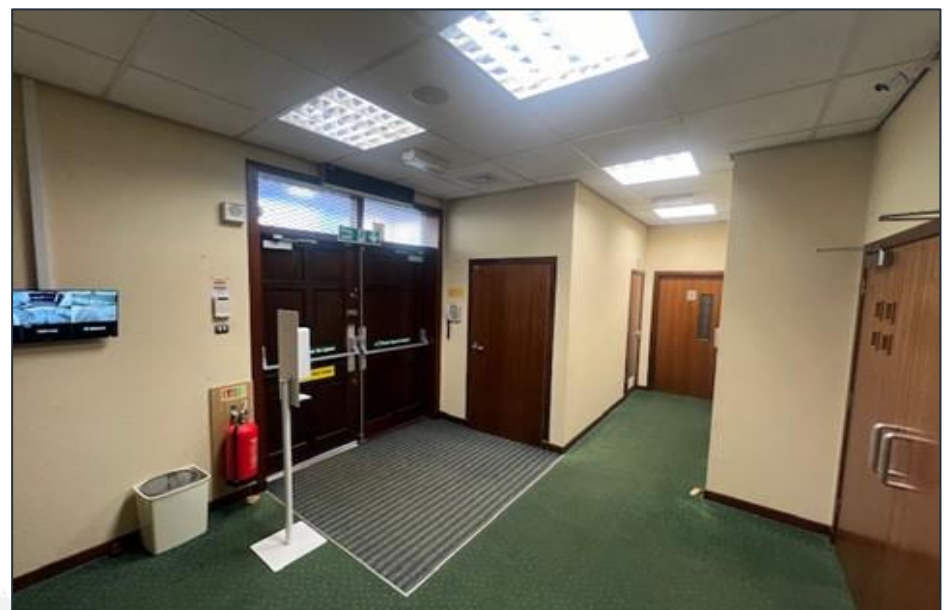
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## LOCATION

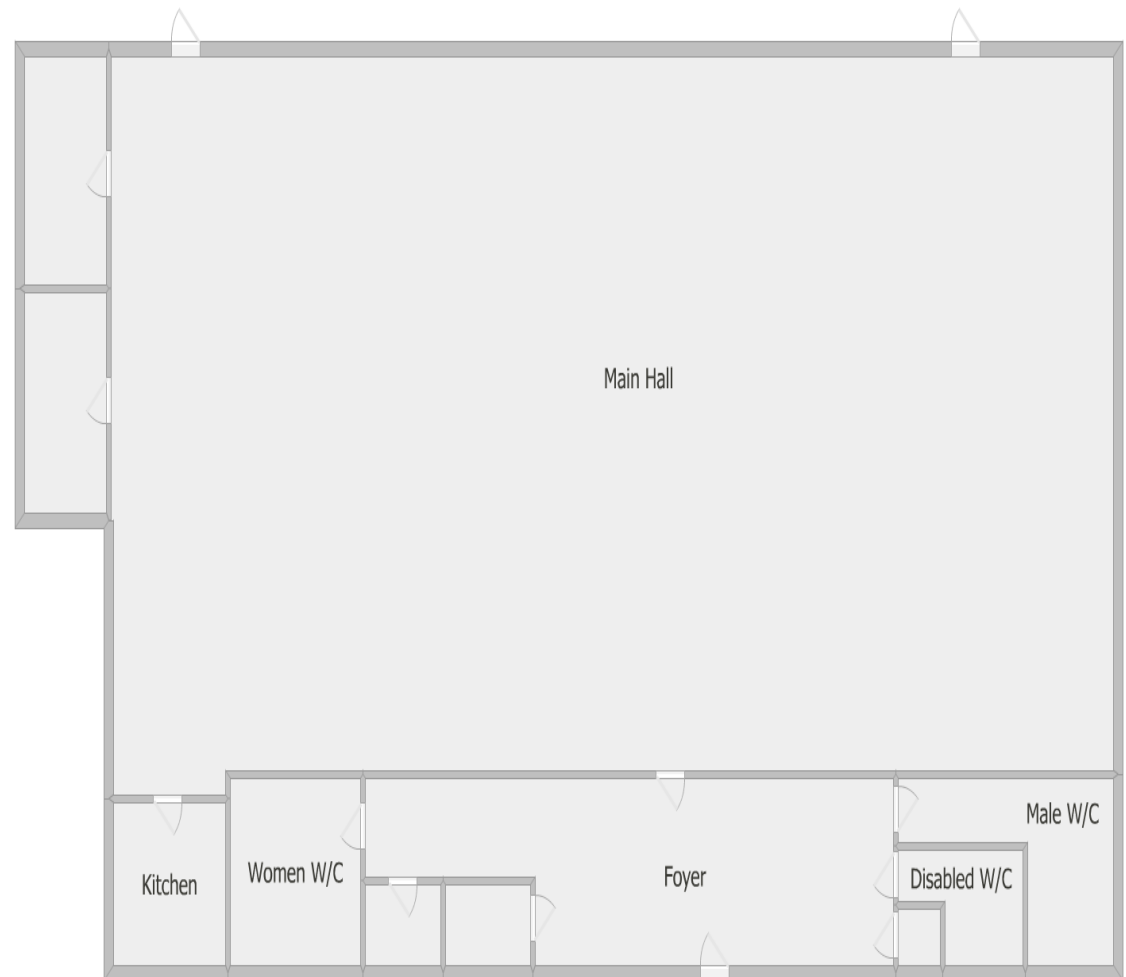
The former meeting place of Jehovah's Witnesses is situated in the Mosspark area to the south of Glasgow. The area is traditionally residential in nature, however benefits from various retail operators nearby.

More specifically, the subjects are located on Aros Drive, returning onto Aros Lane. The Kingdom Hall is easily accessible by road and rail, with Corkerhill train station located directly behind the subjects. In addition, various bus routes run through the nearby Corkerhill Road.

## DESCRIPTION

The subjects comprise a single-storey, detached church of traditional stone construction with a pitched tiled roof. The subjects are set in a self-contained site extending to 0.14 Acres (0.06 HA) that includes 10 car parking spaces directly outside the subjects.

Internally, the subjects provide an open plan church hall, along with the addition of various cellular offices, w/c and kitchen facilities.



## EPC

A copy of the Energy Performance Certificate will be available upon request on completion.

## SALE PRICE

Our client is seeking offers in excess of £155,000 for their heritable interest in the property.

## RATEABLE VALUE

The subjects are entered into the current valuation roll with a rateable value of £4,400.

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

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

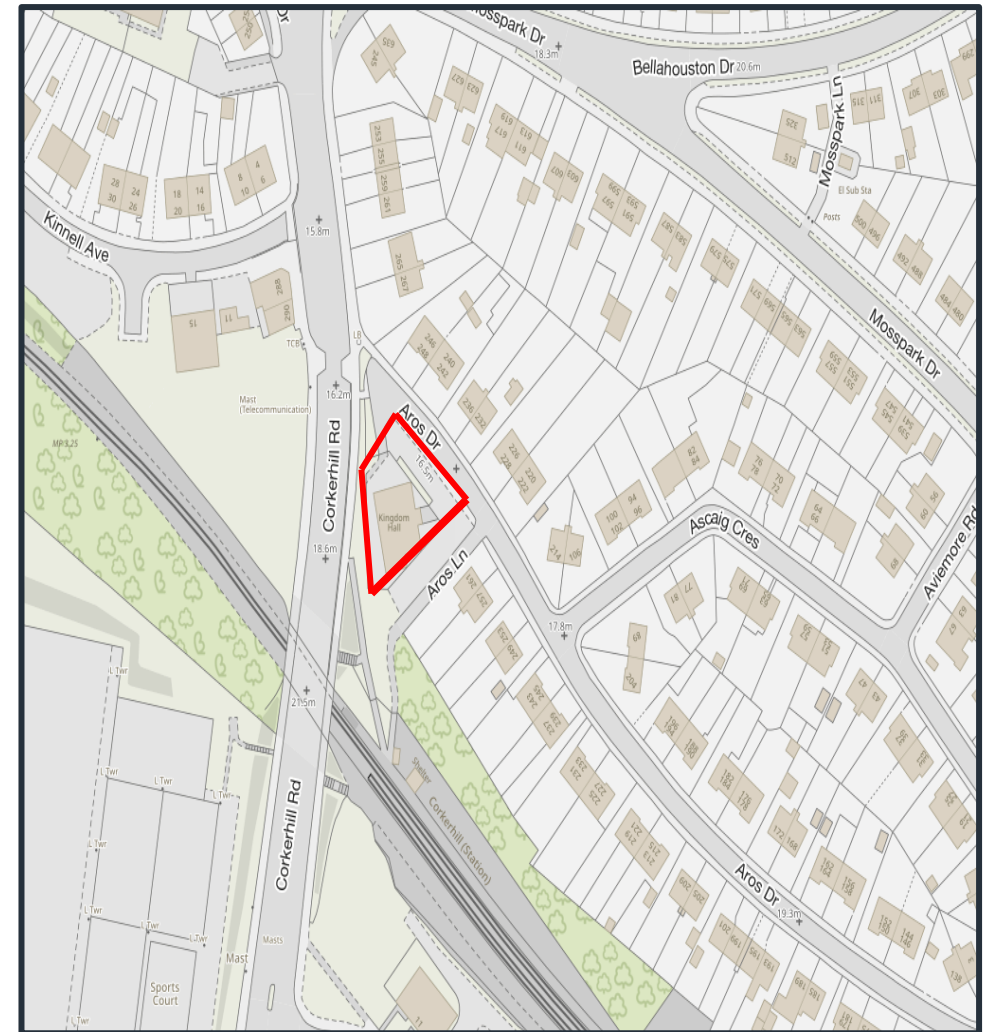
Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## PLANNING

The subjects are assumed to be permitted as Class 10 Non-Residential Institutions. However, the site would be suitable for a potential development or conversion. Interested parties should make their own enquiries to the local planning authority.

## 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.



The above plan is for indicative purposes only

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

**Shepherd Chartered Surveyors 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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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. **PUBLISHED: FEBRUARY 2024**