

4 Upper Bourtree Drive, Rutherglen, G73 4EH



Former Meeting House Facility - Potential Development Opportunity

- Former Meeting House of 3,000 sq.ft
- Total Site Area: 0.82 acres
- Potential redevelopment opportunity including residential STPP

Development
FOR SALE

0.82 Acres
(0.33 Hectares)



MONTPELLIER
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Summary

Available Size	0.82 Acres
Price	£150,000 Unconditional offers are invited only.
Rateable Value	£15,100 A new tenant may be entitled to small business rate relief subject to an occupier's status. Interested parties are advised to make any further enquiries to the Local Rating Authority South Lanarkshire Council on 0303 1231015.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a detached single storey former Meeting House (church) facility with a large open plan hall, smaller offices/rooms and ancillary kitchen and WC facilities.

Externally there are 19 car parking spaces and landscaped grounds within steel perimeter fencing.

Location

The property is situated approximately 2 miles south-east of Rutherglen Town Centre in a predominantly residential area.

The property is located on the outskirts of Rutherglen which lies approximately 4 miles south-east of Glasgow City Centre in the Council District of South Lanarkshire. The M74 runs parallel to Rutherglen allowing access to the town from junctions 1A & 2

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Meeting House	3,000	278.71	Available
Total	3,000	278.71	

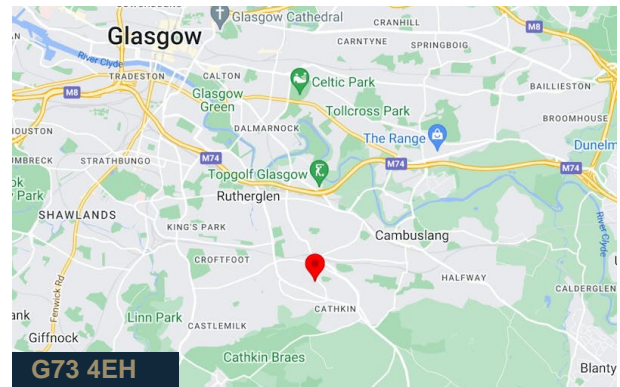
Terms

The property is available on a heritable basis (freehold basis) with full vacant possession upon completion.

Planning

We understand the property benefits from a Class 10 (Non-Residential Institutions) Use Class. The property is situated within a general residential area albeit undesignated within the South Lanarkshire Local Development Plan.

In our opinion the property has the potential to be redeveloped to residential or converted for alternative uses such as a Nursery, Leisure facility of Medical Centre subject to planning and any necessary consents.



Viewing & Further Information

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