



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0141 337 7575 X @Allied\_Scotland  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## FOR SALE

Baldernock Church Hall, Balmore G64 4AJ

- ✔ Suitable for a variety of uses
- ✔ Potential redevelopment opportunity
- ✔ Plot size: 0.049 acres (198.30 sq m)
- ✔ Seeking offers in excess of £30,000

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports





# ALLIED SURVEYORS SCOTLAND

## LOCATION

The property is situated in Balmore, a small village occupying a semi-rural setting between Milngavie and Torrance, within East Dunbartonshire. This is a reasonably affluent residential community lying on both sides of Balmore Road (A807) with an estimated population in the region 250 inhabitants.

The property is situated on the north side of Balmore Road at its junction with Glenorchard Road, the principal road through the village.

## DESCRIPTION

The subjects comprise a church hall and meeting rooms contained over two levels. The building sits almost on the entire title allowing for a small area of raised garden grounds on its west and south elevations. There is no off-street car parking.

## PLANNING

The property has planning permission as a Church Hall under Class 10 (Non-Residential Institutions). This will allow the property to be used as a creche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. Enquiries to East Dunbartonshire Council Planning Department should be made for alternative uses.

Insofar as we can ascertain, the building is neither Listed nor contained within a Conservation Area.

## ACCOMMODATION

The accommodation comprises entrance vestibule, main hall and kitchen at ground floor level, with a further hall/meeting rooms at first floor level, this floor also housing ladies and gents toilets.

We calculate the gross internal floor area of the property as follows:

Ground Floor:	92.00 sq m ( 990 sq ft)
First Floor:	55.11 sq m ( 593 sq ft)
TOTAL:	147.11 sq m (1,583 sq ft)

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,950 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## PRICE

Our client is seeking unconditional offers in excess of £30,000 for their heritable interest in this property. Please note it's being expressly sold as seen with no warranties being provided.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating is D.

## OFFERS

In the normal Scottish form addressed to this office.

## ACQUISITION COSTS

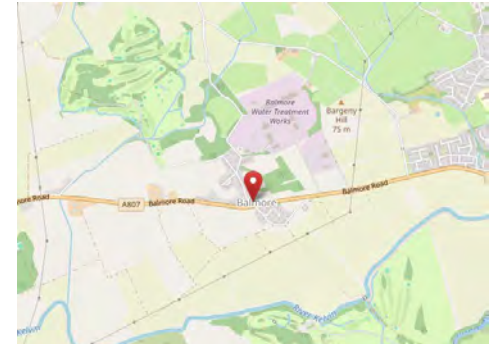
Each party shall be responsible for their own legal costs incurred in connection with this sale.

## DATE OF ENTRY

To be mutually agreed.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

Gregor Hinks | Tel. 0141 337 7575  
[gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575  
[Grant.strang@alliedsurveyorsscotland.com](mailto:Grant.strang@alliedsurveyorsscotland.com)