



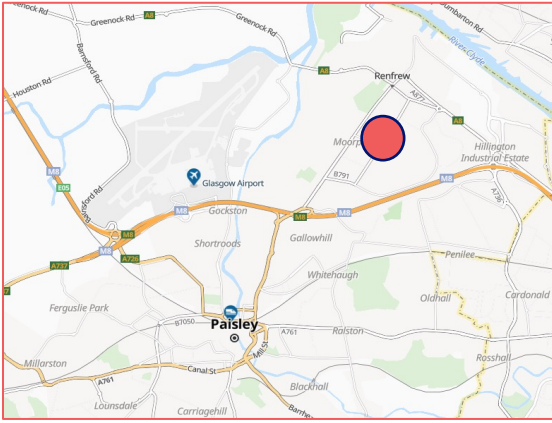
FOR SALE

FORMER MASONIC HALL / DEVELOPMENT OPPORTUNITY

4,082 SQ FT ON SITE OF 0.25 ACRES

LODGE MOORPARK, BROADLOAN, RENFREW, PA4 0SB

- Excellent development/owner-occupier opportunity
- Licensed premises with large hall, kitchen, bar and on-site parking
- Benefits from Class 10 consent
- Well suited for nursery, creche or place of worship
- May be suitable for various alternative uses subject to planning
- Eligible for 100% rates relief
- **Offers over £200,000 invited**



LOCATION

Renfrew is located just 6 miles west of Glasgow City Centre and 3 miles north of Paisley with a residential population of approximately 20,250 as well as a large catchment population.

More specifically the subjects are situated within the heart of Renfrew Town Centre on the south side of Broadloan at its junction with Muirpark Avenue and a short distance east of its junction with Paisley Road.

Paisley Road connects with the M8 motorway via junction 27 just 1 mile south. Regular bus services operate on Paisley Road.

Nearby occupiers include Keystore, Renfrew Community Library, Boots and Ladbroke's.

DESCRIPTION

Standalone hall of brick construction with pitched roof on large self-contained site.

On-site parking to side of property as well as large public car park adjacent generous on-street parking.

Internally provides main hall, kitchen, bar along and office/storage room. Mains supplies to gas, water and electricity are provided.



ACCOMMODATION

	sq m	sq ft
NIA	379.23	4,082

The total site area is 0.25 acres.

BUSINESS RATES

RV	£7,600
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Some occupiers may be eligible for 100% rates relief.

PLANNING

Class 10

May be suitable for alternative uses including gym, dance school, residential redevelopment etc, subject to planning.

EPC

Available on request

ASKING TERMS

Offers over **£200,000** are invited for our clients heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

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