





Former church / church hall

To let



-  Suitable for a variety of uses, subject to planning
-  Prominent corner location
-  Close to all local amenities
-  Ground floor area – 111.06 sq m (1,194 sq ft)

63 Saxon Road, Knightswood, G13 2YQ



Location

The subjects are located in the Knightswood suburb of Glasgow. They occupy a prominent corner site at the junction of Saxon Road and busy Knightswood Road. The immediate vicinity is mainly residential with commercial uses nearby. Great Western Road is located 5 minutes drive from the subjects.

Description

The subjects consist of a single storey brick built and rough casted church hall under a pitched and tiled roof. It sits on a surfaced yard area with a perimeter security fence. Internally the subjects are laid out as a worship area/hall with male and female toilets located to the front and kitchen facility to the rear. They benefit from a timber floated carpeted floor, lined and painted walls, pendant lighting and are heated by wall mounted dimplex heaters.

Accommodation

The subjects extend to the following gross internal floor area;

Church Hall: 111.07 sq m (1,196 sq ft)

We estimate that the total site area of the subjects is 0.075 acres.

Rent

Offers over £12,000 per annum exclusive are invited for the benefit of a full repairing and insuring lease of negotiable length over the subjects.

Rateable value

£3,000 NAV / RV

EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

Legal costs

Each party to bear their own. The purchaser will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

Viewing and further information

For further information or an appointment to view please contact the sole agents:

Name: Paul Hamilton

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Email: enquiries@hamiltoncharteredsurveyors.com

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