



Former school / church

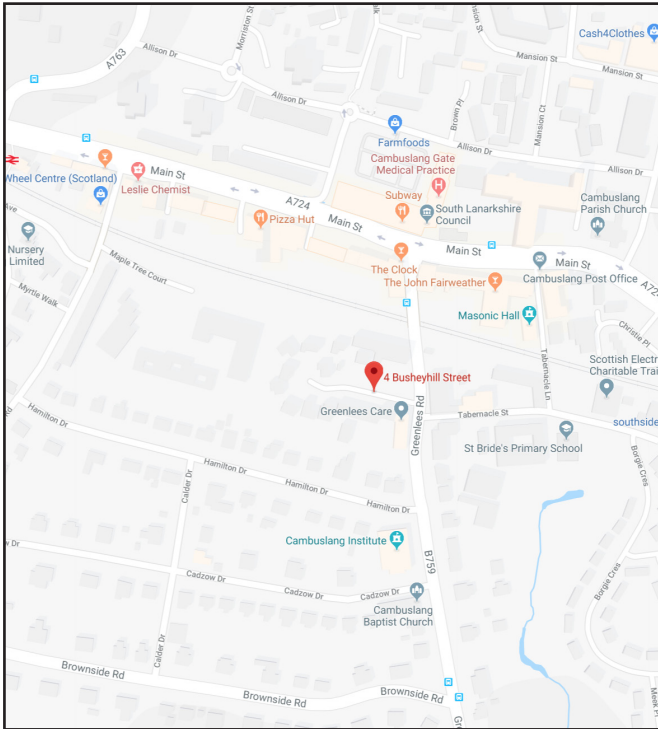
For sale



-  Potential for redevelopment, subject to planning
-  Close to all local amenities
-  Ground floor net internal area – 88.61 sq m (954 sq ft)

4 Busheyhill Street, Cambuslang

Location



The subjects are located on the north side of Buseyhill Street, Cambuslang close to its junction with Greenlees Road and only a few minutes' walk from Cambuslang Main Street, the main retailing and office thoroughfare for the town. Immediately opposite the subjects is St Brides Catholic Church and Cambuslang police station is located close by in Greenlees Road. Occupiers in the vicinity of the subjects are predominantly residential with a recent flatted development adjacent to the subjects.

Description

The subjects are category B listed, built in 1848 and were formerly a school, comprising of a detached two storey sandstone building under a pitched and slated roof. The ground floor of the subjects is currently used as a worship centre and consists of a large open plan worship / meeting room with separate male and female toilet and kitchen facilities.

The upper floor of the property was previously two flatted dwellings, but is now in complete shell condition, accessed via an internal stairwell located to

the rear of the worship room.

There is also a rear external access to the stairwell which would allow for the upper floor to be made separate from the ground floor.

The subjects benefit from a small garden / drying green which in turn can be accessed from Busheyhill Street via a close or pend to the side of the subjects.

Accommodation

We calculate the total ground floor area as follows:

Ground floor:	88.61 sq m	(954 sq ft)
Toilets	6.26 sq m	(67 sq ft)

Price

Offers over £40,000 are invited for the benefit of our client's heritable interest in the subjects.

Rateable value

£2,150 NAV / RV

EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

Legal costs

Each party to bear their own. The tenants 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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