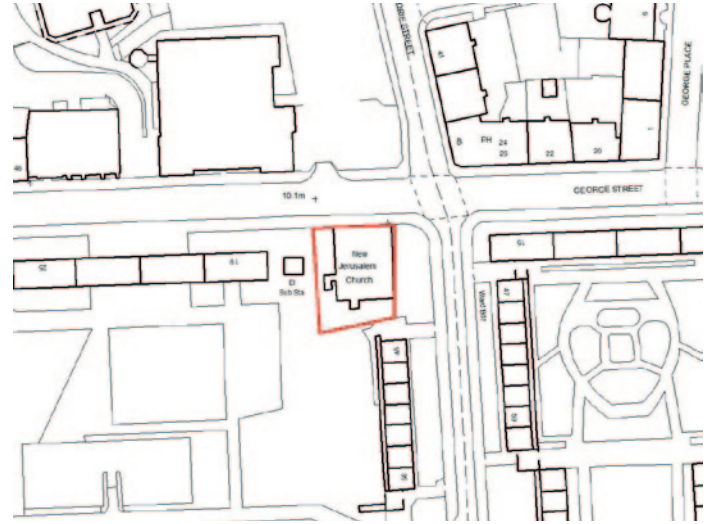




17 George Street, Paisley, PA1 2LB

- Unique Church Building
- Attractive period features and character.
- Would suit a variety of uses (Subject to planning)
- Excellently located in close proximity to Town Centre & University Campus.
- Gross Internal Area, approximately 512.45 sq. m. (5,515 sq ft)
- Category C Listed





LOCATION

The subjects are located within the town of Paisley, which lies approximately seven miles to the west of Glasgow city centre and has an estimated population in excess of 70,000 people.

The town serves as the administrative centre for Renfrewshire Council and has a thriving student population from the nearby University of West Scotland. The town has excellent motorway access onto the M8 providing links to the national motorway network.

The subjects are situated on the south side of George Street immediately west of its junction with Storie Street and lying to the south-west of the town centre. The surrounding area is predominantly residential in nature with The University West of Scotland, Paisley Campus situated directly opposite.

DESCRIPTION

The subject property comprises a detached Category C Listed two-storey Church building which was built in circa 1810 and still retains many of its original features. The building is of solid stone construction finished externally in a part painted and part roughcast render which features a combination of single and full height windows with decorative stained-glass units noted to the upper Church. A single-storey extension provides a secondary entrance to the building and the curtilage includes a small enclosed garden area.

ACCOMMODATION

We understand the property extends to the following approximate gross internal areas:

Ground Floor:	263.20 sq.m.	2,833 sq ft
First Floor:	249.25sq.m.	2,683 sq ft
Total:	512.45 sq. m.	5,515 sq ft

The attached red line boundary is for illustrative purposes only and the purchaser should satisfy themselves to the extent of the title.

PLANNING

We consider the subject property as being suitable for a variety of potential uses subject to planning.

RATEABLE VALUE

We understand the subjects are entered in the Valuation Roll, with effect from 1st April 2017, as follows:

Rateable Value - £9,700

SERVICES

We understand the subjects are connected to utilities and drainage, however it will be the responsibility of the purchaser to ensure that required services are available and adequate for any proposed development.

V.A.T

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site

EPC

An EPC has been prepared for this property and is available upon request.

TERMS

Offers in the region of £170,000 are invited for the purchase of the heritable interest in the subjects.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald.

To arrange a viewing contact:



Innes Flockhart
Surveyor
innes.flockhart@g-s.co.uk
0141 567 5351
07 803 896 939



Ryan Farrelly
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ryan.farrelly@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2018