

St Margaret's Church, W High St, Forfar DD8 1BJ



Property

Substantial church building with a two-storey church hall to the rear of the building located in Forfar, one of the principal towns within the local authority region of Angus. The property comprises:

Main church sanctuary with mezzanine, meeting rooms, vestry, kitchen, 2 large halls, storage rooms and various WCs.

Area

Church Ground: 368.37sq m, 3,965sq ft

Church Mezzanine: 227.77sq m, 2,452sq ft

Hall Lower Ground: 221.98sq m, 2,389sq ft

Hall Upper Ground: 218.25sq m, 2,349sq ft

Hall First: 45.03sq m, 485sq ft

TOTAL: 1,083.40sq m, 11,661sq ft

Services

The property is connected to main supply of water, gas and electricity. Drainage is connected into the main public sewer.

Planning

The building could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents.



EPC

Rating E

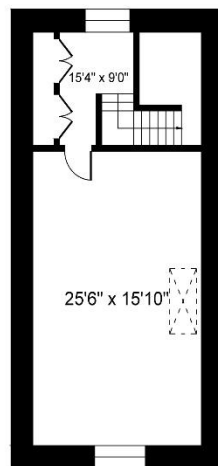
Local Area

Forfar is the county town of Angus, Scotland. There are several local amenities available in the area such as supermarkets, restaurants, cafes, medical centres, post office and more.

Schooling can be found at primary level and also secondary level at Forfar Academy.

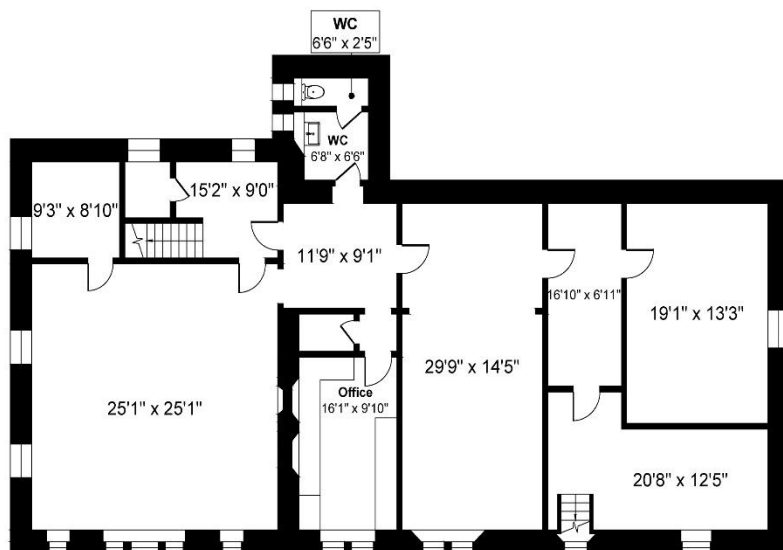
Regular bus services run throughout every day whilst the A90 is easily accessible, perfect for commuters.



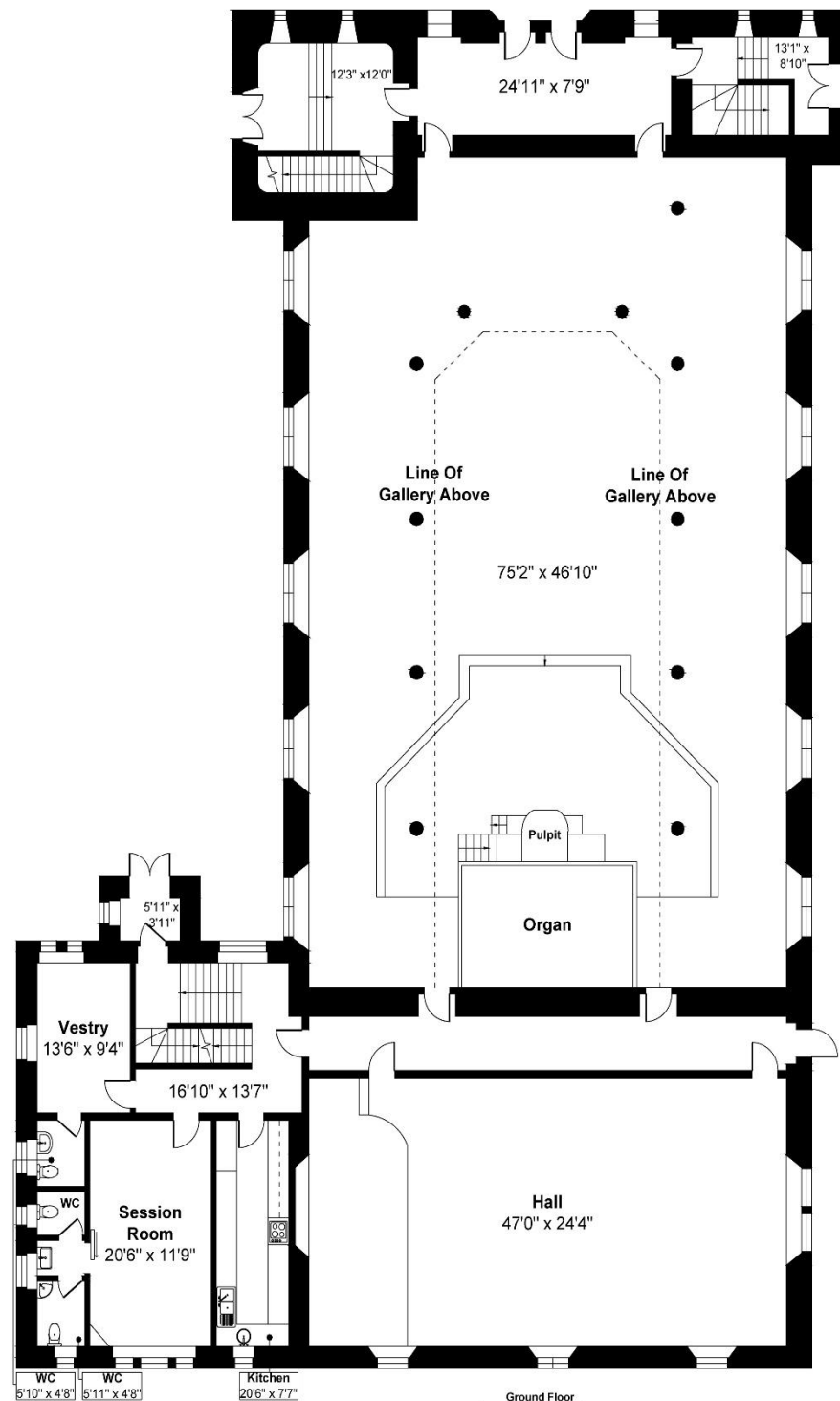


25'6" x 15'10"

Attic
Approximate Floor Area
567 sq. ft



Lower Hall Floor
Approximate Floor Area
2121 sq. ft



24'11" x 7'9"

13'1" x 8'10"

12'3" x 12'0"

Line Of
Gallery Above

Line Of
Gallery Above

75'2" x 46'10"

Pulpit

Organ

Vestry

13'6" x 9'4"

Session
Room

20'6" x 11'9"

Hall

47'0" x 24'4"

WC
5'10" x 4'8"

WC
5'11" x 4'8"

Kitchen
20'6" x 7'7"

Ground Floor
Approximate Floor Area
6629 sq. ft



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC002417

