

Trinity Church and Hall, 96 Union Street, Larkhall, ML9 1EF

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Property

Substantial church and hall located within the popular town of Larkhall, just 14 miles southeast of Glasgow. The property comprises:

Main church sanctuary with upper floor level, hall, entrance vestibule with storage, kitchen, large office and WCs

Area

Ground Floor: 722.53sq m, 7,777sq ft

Gallery: 51.88 sq m, 558 sq ft

Total: 774.41 sq m, 8,335sq ft

Services

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

Planning

The B listed 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

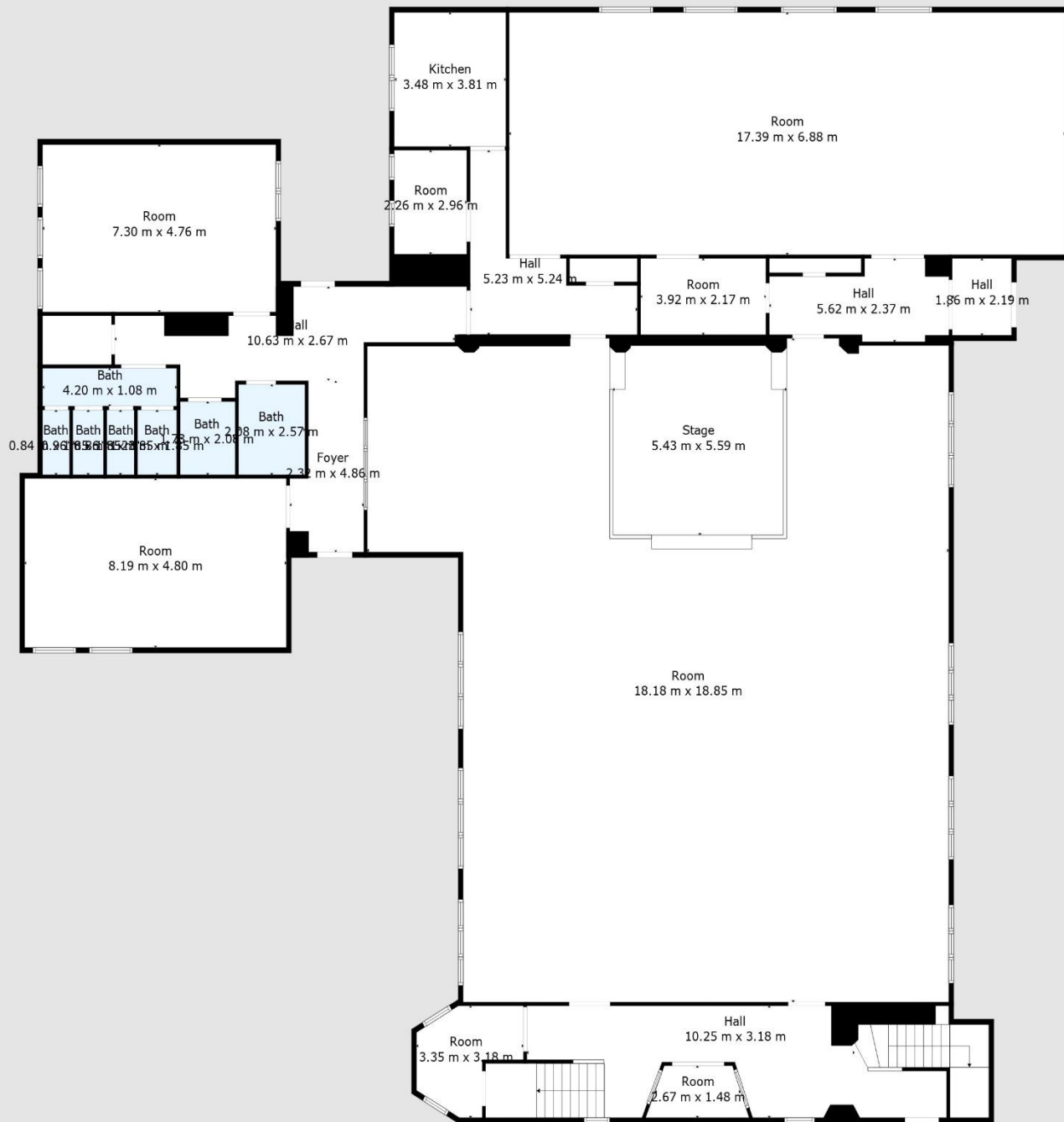
Rating E

Local Area

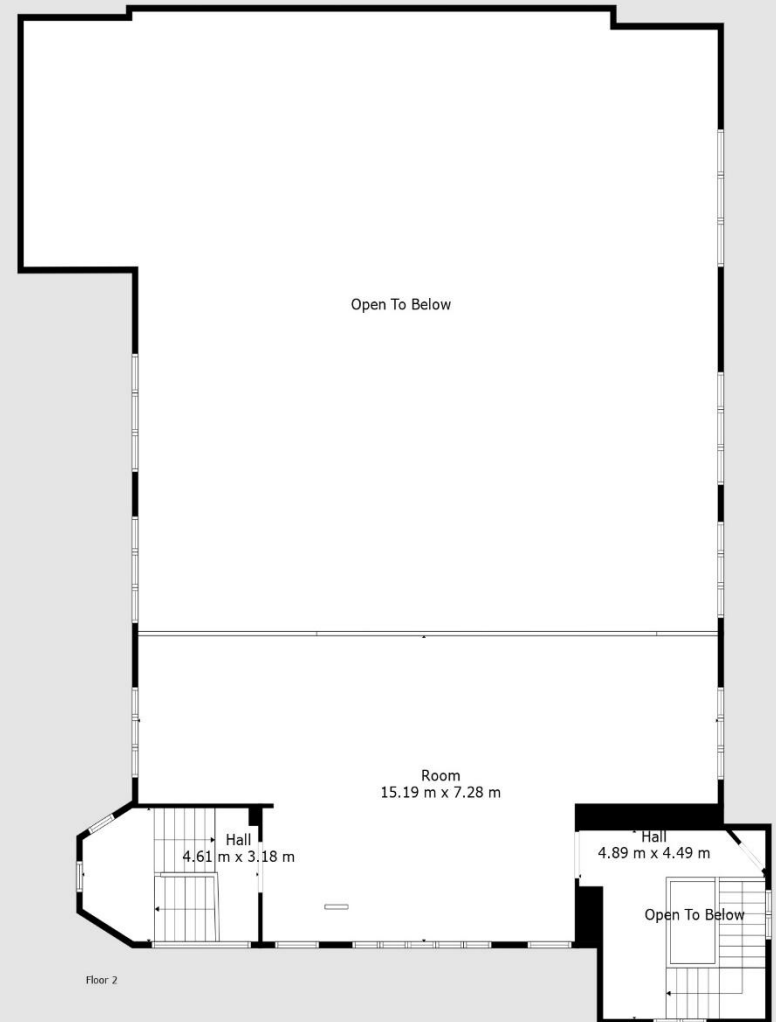
Larkhall is an extremely popular town within South Lanarkshire and is a commuter town for Glasgow. Local amenities include many independent shops as well as a supermarket, restaurants, cafes, pharmacy and a medical practice. Hamilton Retail Park is just a short drive away which showcases many well-known branded shops. Schooling is available at both Glengowan primary and Larkhall Academy. Larkhall Railway station is only 5 minutes away from the property and the M74 is easily accessible linking it with many other local towns and cities.



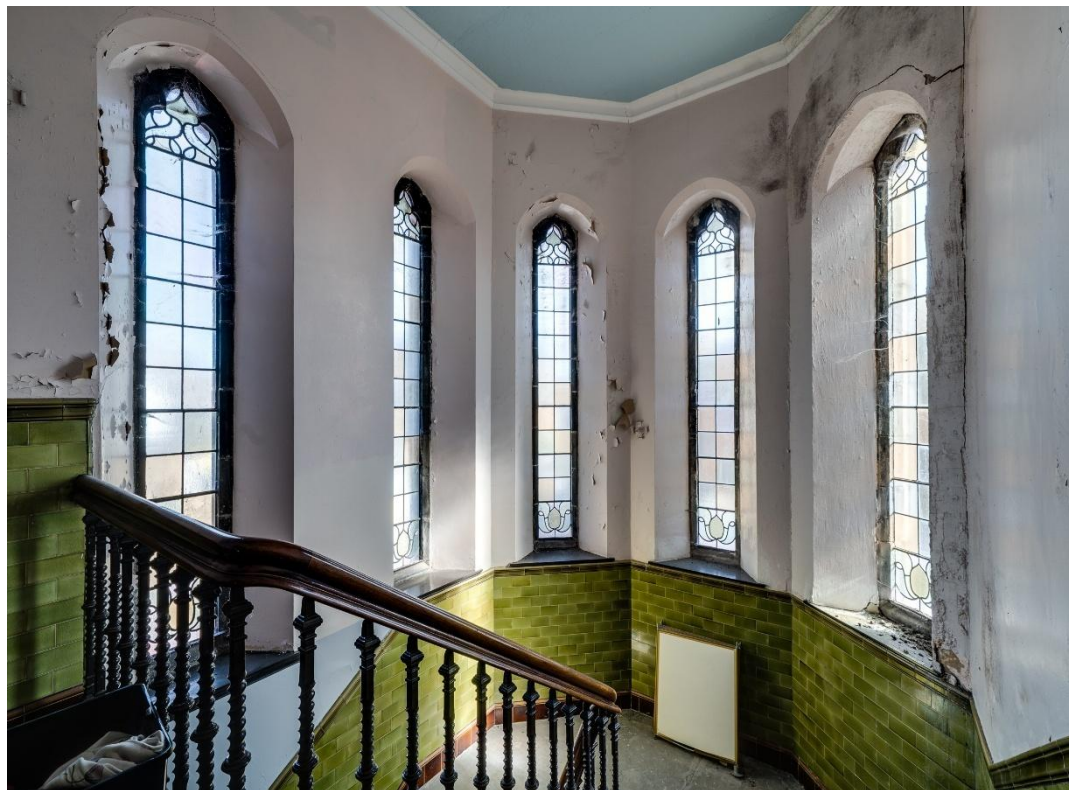


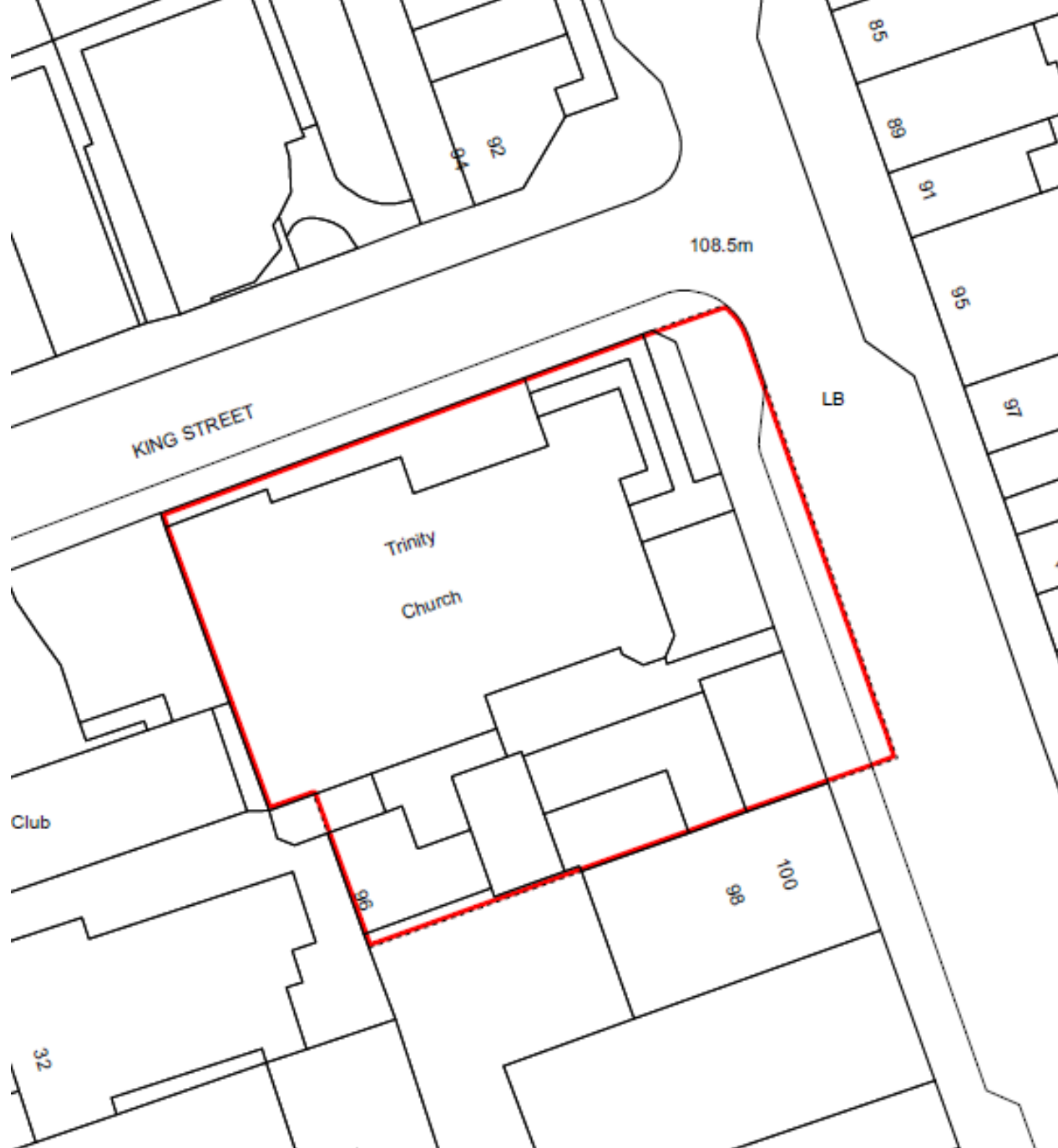


Floor 1



Floor 2





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 SC014574

