



UNIQUE OPPORTUNITY FOR SALE - EXISTING GOSPEL HALL, WOULD SUIT OTHER USES

Howard Street, Larkhall, ML9 2LY

LOCATION:

Within the Hareleeshill neighbourhood of Larkhall to the south east of the town centre. Howard Street is a short cul-de-sac off Keir Hardie Road which connects to Machan Road to the west and Burnhead Road to the east for Larkhall town centre and connections to Hamilton, Stonehouse, the Clyde Valley and the M74 for Glasgow, the south and the national motorway system (M73, M8 etc.) There is also a small neighbourhood convenience store on Howard Street and the property is adjacent Hareleeshill Primary School whilst the remainder of the immediately surrounding area is of low density housing.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

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DESCRIPTION:

A detached single storey building with extensions on a 0.2 acre site (or thereby) bounded by metal palisade fencing. Limited on-site parking is available and there is unrestricted parking within Howard Street.

A recessed entrance offers access to hallway with the main hall, vestry, kitchen, separate ladies and gents cloakrooms and toilets off. There is a further small hall of the principal hall which has a full height ceiling with feature timber beams. A wet electrical central heating system operates throughout the property via a system of radiators.

AREA:

2,239 sqft/208.02 sqm or thereby net internal area by our calculations.

ENERGY RATING:

G

RATEABLE VALUE:

£6,700 subject to re-assessment on any change of use of the property

To qualifying occupiers, rates relief may be available under the Scottish Government's Small Business Relief Scheme and prospective purchasers should make their own enquiries to satisfy themselves in this connection.



PRICE:

OFFERS over £95,000 ARE INVITED.

Preference will be given to unconditional offers.

In the first instance all offers should be submitted to Mr Cameron of this office

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: L091 Prepared April 2022

NOTICE

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