

FOR SALE - DEVELOPMENT

76 HIGH STREET

LOCHWINNOCH, PA12 4AA



KEY HIGHLIGHTS

- 3,486 sq ft
- Benefits from outline residential planning consent
- Currently benefits from Class 10 consent - uses include community centre, crèche, day nursery, day centre, educational. use, place of worship etc
- On-street parking provided
- Former Masonic Halls arranged over ground and first floor level with outdoor space to rear
- Well-suited for conversion to a single dwelling or 2 x flats
- May be suitable for alternative uses including restaurant, dentist, medical centre etc (subject to planning)
- Offers over £110,000 invited - no VAT

SUMMARY

Available Size	3,486 sq ft
Price	Offers in excess of £65,000
Rates Payable	£4,482 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced former Masonic Halls arranged of red sandstone construction arranged over ground and first floor level.

The ground floor is setup to provide main open-plan bar area, kitchen, male and female WCs.

An impressive main hall is found on the first floor, with ornate original features, together with a smaller bar and storage accommodation.

On-street parking is provided to the front.

Mains supplies to gas, water and electricity are provided.

LOCATION

Lochwinnoch is an attractive commuter village situated approximately 20 miles west of Glasgow City Centre and 10 miles west of Paisley within the Renfrewshire Local Authority Region.

More specifically the subjects are situated within the heart of the village centre on the south side of High Street at its junction with St Winnoc Road where nearby occupiers include The Corner Bar, Sravaig B & B, Boutique 71, Key Store and La Dolce Vita Fish & Chip Shop.

ACCOMMODATION

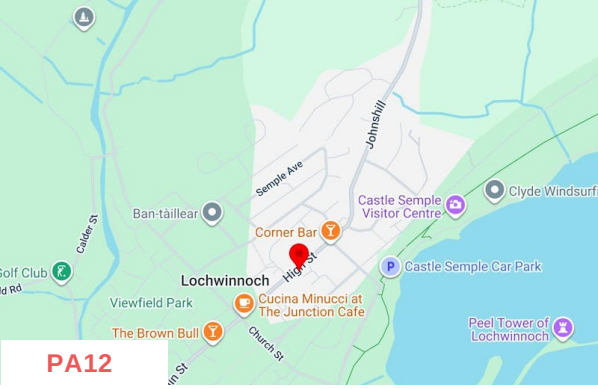
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,743	161.93	Available
1st	1,743	161.93	Available
Total	3,486	323.86	

PLANNING

The subjects benefit from Class 10 planning consent. Subject to planning the property may be well suited for uses including restaurant, dentist, medical centre etc.

Our client has also secured outline planning consent for residential conversion to a single dwelling or 2 x flats with plans available to seriously interested parties.



VIEWING & FURTHER INFORMATION

Gregor Brown

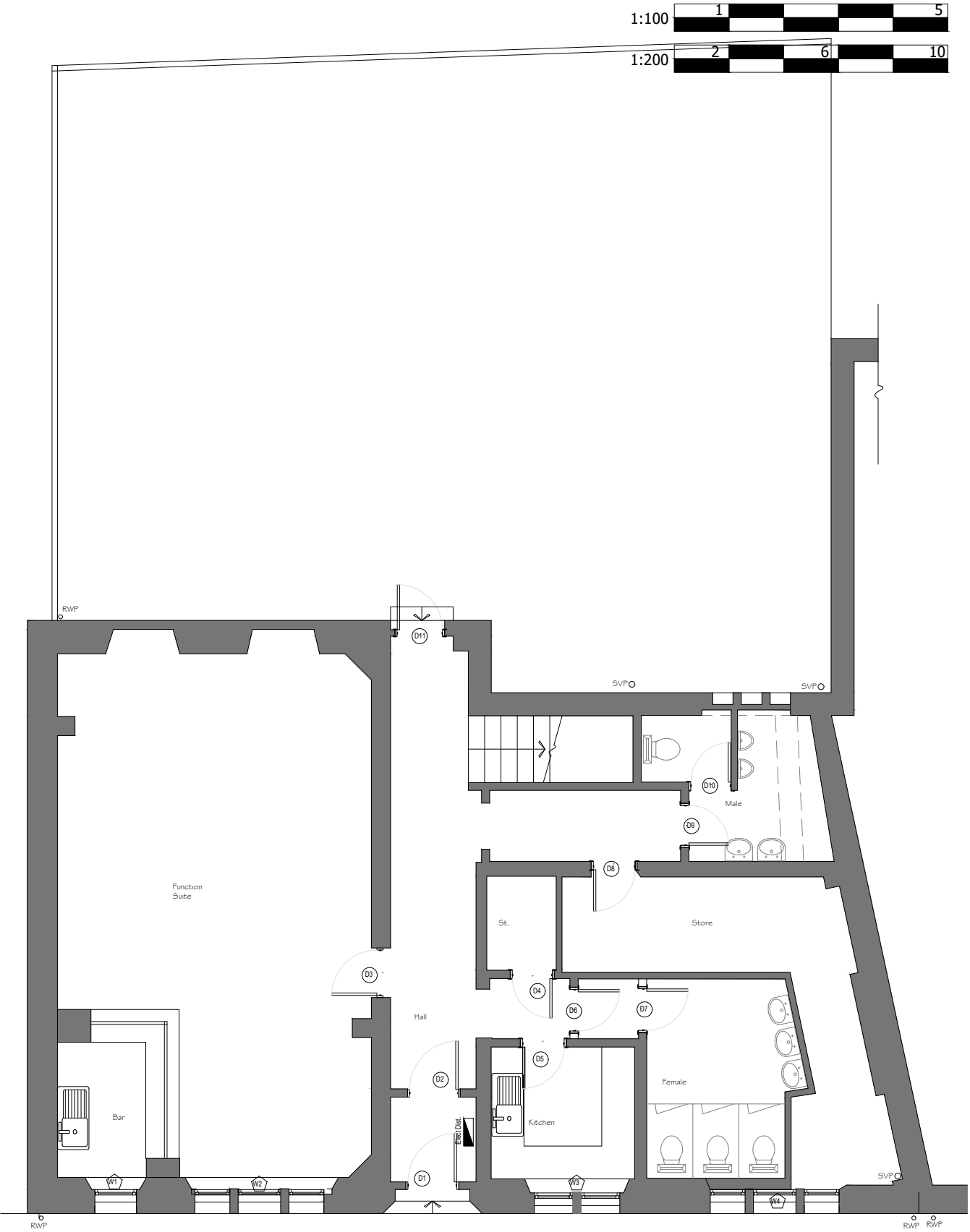
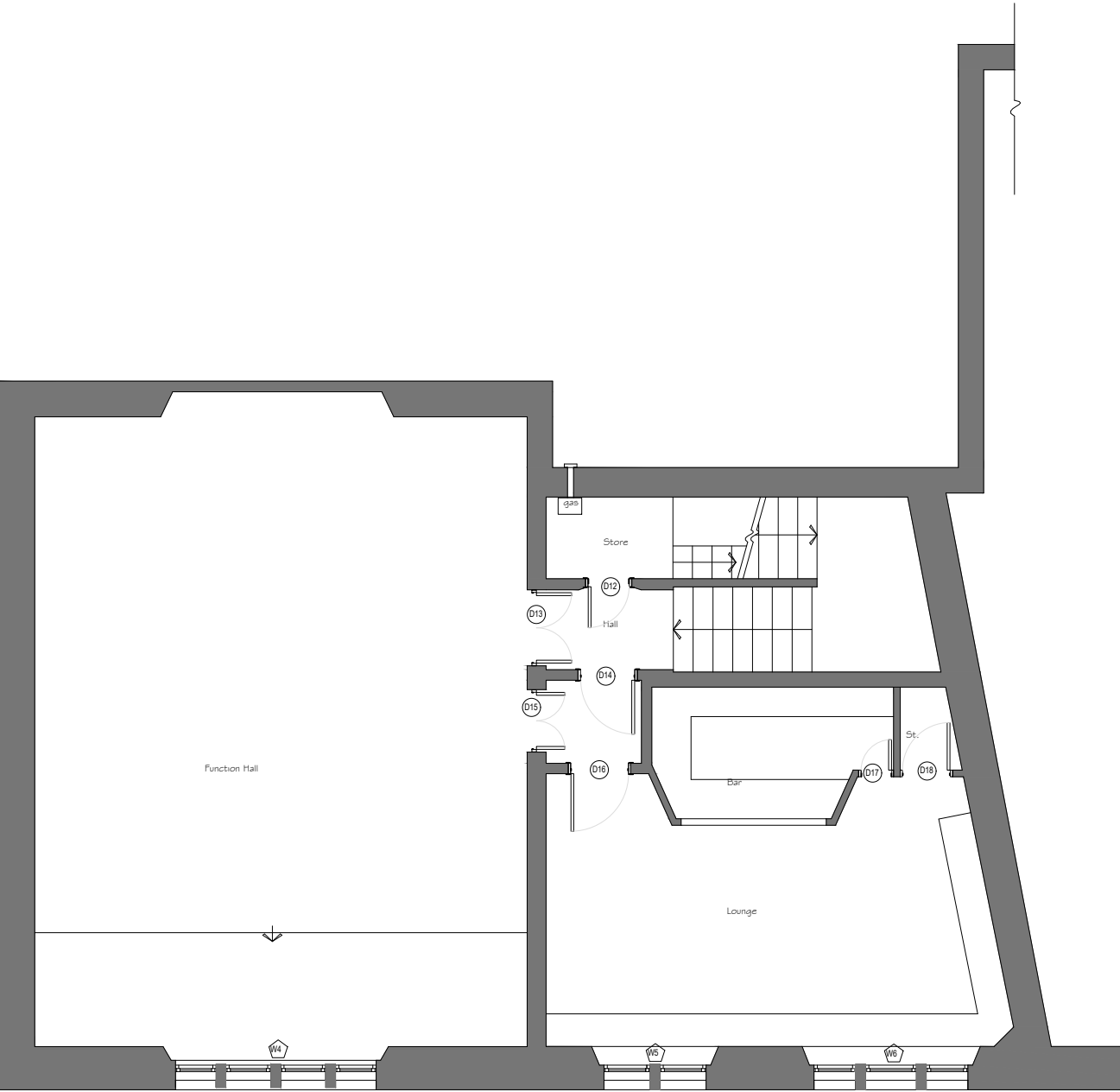
0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



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REVISIONS

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Residential Conversion for
Trustees Lodge
Garthland St Winnoch 205
76 High Street
Lochwinnoch
PA12 4AA

Existing Floor Plans

project	drawing	rev	date	scale	
2506-6	A100	.	Jun 25	1:100	A3