

STEWART & BENNETT

SOLICITORS

Dunoon Free Church, 139 & 141 Argyll St, Dunoon, PA23 7DD with development plot at rear (Royal Crescent)



Price £135,000

- Excellent business opportunity to purchase Dunoon Free Church located in the heart of Argyll Street Dunoon with development plot at rear.
- The church is not listed and occupies a site of approx. 0.1 hectares.
- Internally, it comprises bright entrance, spacious open hall, various areas of storage, meeting room, male, female/disabled toilets and kitchen.
- Included within this sale former Optician's premises with own entrance.
- The combined town-centre site has superb potential for a variety of uses, subject to the necessary consents being agreed.
- Development plot at rear (approx. 0.1 hectares) previously given planning consent for detached dwelling.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Excellent business opportunity to purchase Dunoon Free Church located in the heart of Argyll Street Dunoon. The church extends over two floors in a two storey building with pitched slated roof .

The church was built in 1828 but is not listed. Internally, it comprises bright entrance, spacious open hall with internal canopy ceiling, various areas of storage, meeting room, male, female/disabled toilets and kitchen. Upper floor gives access to mezzanine/balcony level (restricted access).

There is a single storey property attached to the church with own entrance. Subject to consent, this could be used for retail or office purposes. W.C. and wash hand basin, kitchen. Kitchen comprises Stainless steel sink and drainer. Wood effect unit with complementary work surface. Two storage heaters and two strip lights.

The Argyll Street site could be used as a creche, day nursery or day centre; for education; for display of art or as a museum or library; or simply as a public hall. Subject to consent to change its use it has potential for retail, or even short-term holiday accommodation.

Some of the pews at lower and upper level remain and are included in the price.

Within this sale are grounds to the rear of the church which extend to Royal Crescent where vehicle access could be gained. Planning consent for a detached house was obtained in 2006 but lapsed. Consideration will be given to splitting the site into church and house plot with the Argyll Street site at £80,000 and the house plot £60,000. Combined site has superb potential for a variety of uses, subject to the necessary consents being agreed.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland. The area is renowned for its spectacular scenery and there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. The Bishops Glen walk is close by and allows for a pleasant walk around the local beauty spot of the Bishop's Glen reservoir.

Please note that no viewings can be made on upper floor owing to safety concerns

VIEWING

Tel: 01369 704954

TRAVEL

Dunoon Free Church is located in prime location within Argyll Street. Western Ferries provide a vehicular service between Hunter's Quay (Dunoon) and McInroy's point(Gourock) allowing easy access by car to Glasgow and surrounding areas. Turn Left on exiting ferry terminal and follow shore road through Kirn to Dunoon. Turn right at the Queen's Hall onto Argyll Street. Dunoon Free church is on left hand side next to Home Hardware. Caledonian MacBrayne Ltd provide a pedestrian only service between Dunoon and Gourock with onward travel to Glasgow City Centre. Pedestrian only ferry services are provided by Caledonian McBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may be reached by road via the A83 from Glasgow passing Loch Lomond and the Rest and Be Thankful.

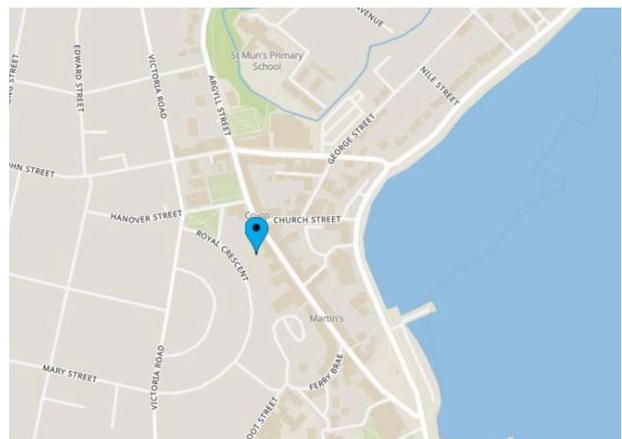
NOTE

These particulars have been carefully prepared after due enquiry, but are provided as a guide only. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers invited for the entire site are invited.

The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

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