

**THE FORMER FINNART ST PAUL'S CHURCH, 60 NEWARK STREET,
GREENOCK, PA16 7TF**

Property

Beautiful A-listed church located within a prominent corner site which extends to approximately 0.37 hectare (0.914 acre) in the Conservation Area of the west end of Greenock.

Dating back to 1893 the church was designed by Sir Robert Rowand Anderson in the Gothic Perpendicular style using Dumfries red sandstone and small slates.

Accommodation

At ground floor the property accommodates the sanctuary, the gallery, WC facilities, a kitchen and a vestry.

At lower ground level the property accommodates a hall, a kitchen, toilet facilities, boiler room and a series of private offices.

Lower Ground Floor: 257.20 sq.m. (2,769 sq.ft.)

Ground Floor: 554.01 sq.m. (5,963 sq.ft.)

Gallery Area: 9.13 sq.m. (744 sq.ft.)

Total: 880.34 sq.m. (9,476 sq.ft.)

Services

The property is connected to mains supplies of water, electricity and gas.

Fittings and Fixtures

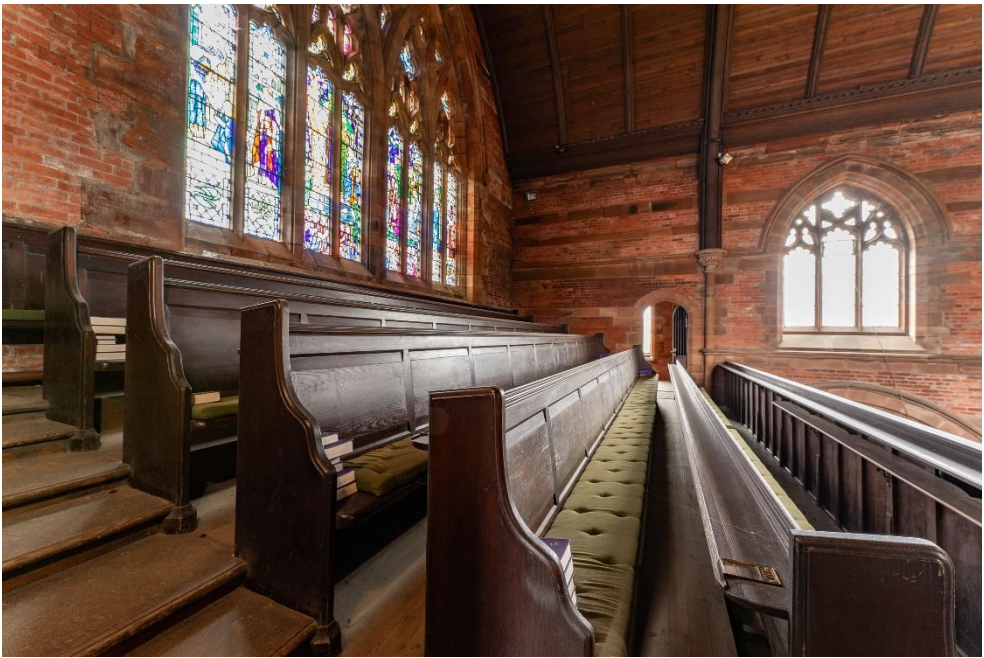
The sellers reserve the right to remove ecclesiastical fittings and fixtures.



Local Area

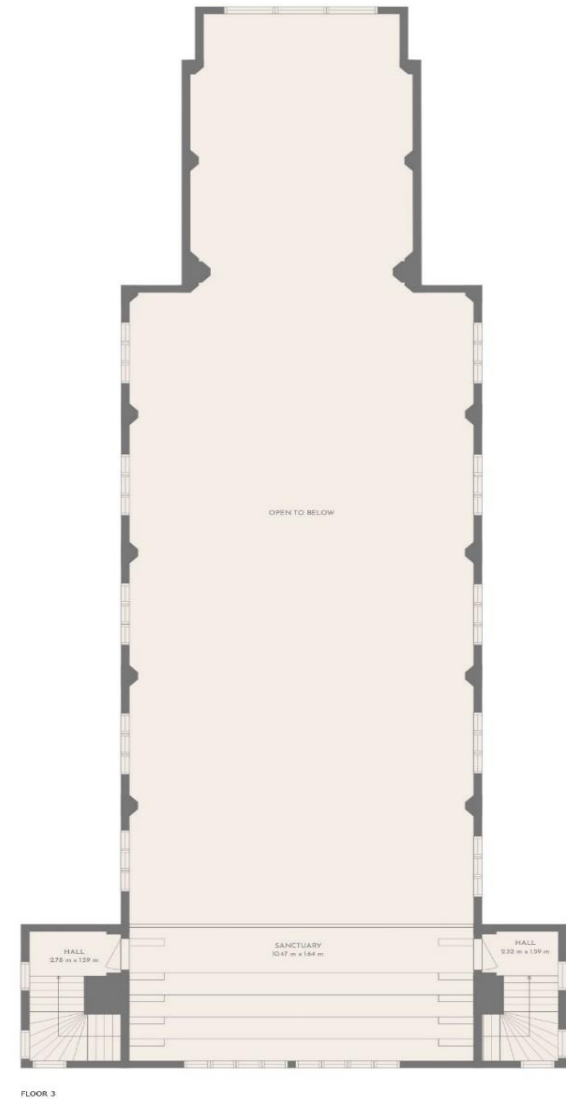
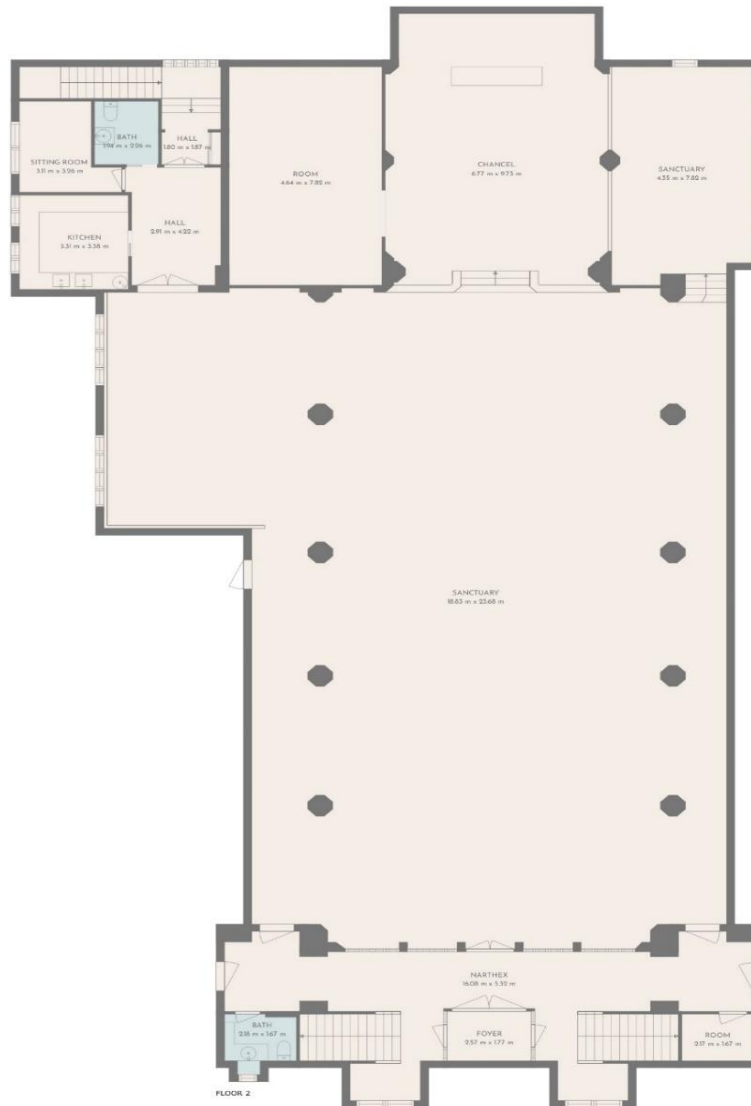
Greenock is a busy town located 25 miles west of Glasgow. It benefits from having plenty of local amenities, including the Oak Mall Shopping Centre, golf courses, and many restaurants, pubs, food stores and cafés. There are sought after primary and secondary schools in the area, and nursery care.

The town is connected to the M8 motorway giving quick links to Glasgow and Edinburgh. Greenock West station provide swift and regular rail services to Glasgow, Gourock, Wemyss Bay and other stops. Glasgow Airport is a 25-minute drive from Greenock.



Planning

The church is A-listed and falls within Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order, and in addition to its current use, 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. There is also potential for a variety of other uses, such as a theatre, cinema or entertainment venue, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents.

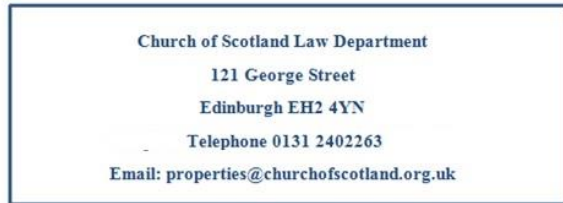


Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

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



It is possible that a closing date for offers will be fixed and, to ensure that prospective purchasers receive intimation of this, they 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 SC011353

Grounds

The church is located on a large level site (see plan) which is laid mainly to lawn and gravel paths, with attractive shrub borders. There is ample on street parking available



