

St Mary's Church Hall, 1 Annan Road, Dumfries, DG1 3AB



Property

Church hall building located in the centre of the historic town of Dumfries.

The property comprises:

Entrance vestibule, main hall, kitchen, stage, stairs leading to upper floor area and 3 WCs.

Area

Gross Internal Floor Area – 479 sq m. Externally the building is surrounded by a pathway laid mainly to slabs for ease of maintenance.

Services

The building is connected to mains electricity, water and drainage as well as central heating provided via a gas boiler which is situated in a cellar below the rear of the church hall.

Planning

The Hall is category C listed. It 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. Conversion to residential accommodation would also be possible, again subject to the usual consents.



EPC

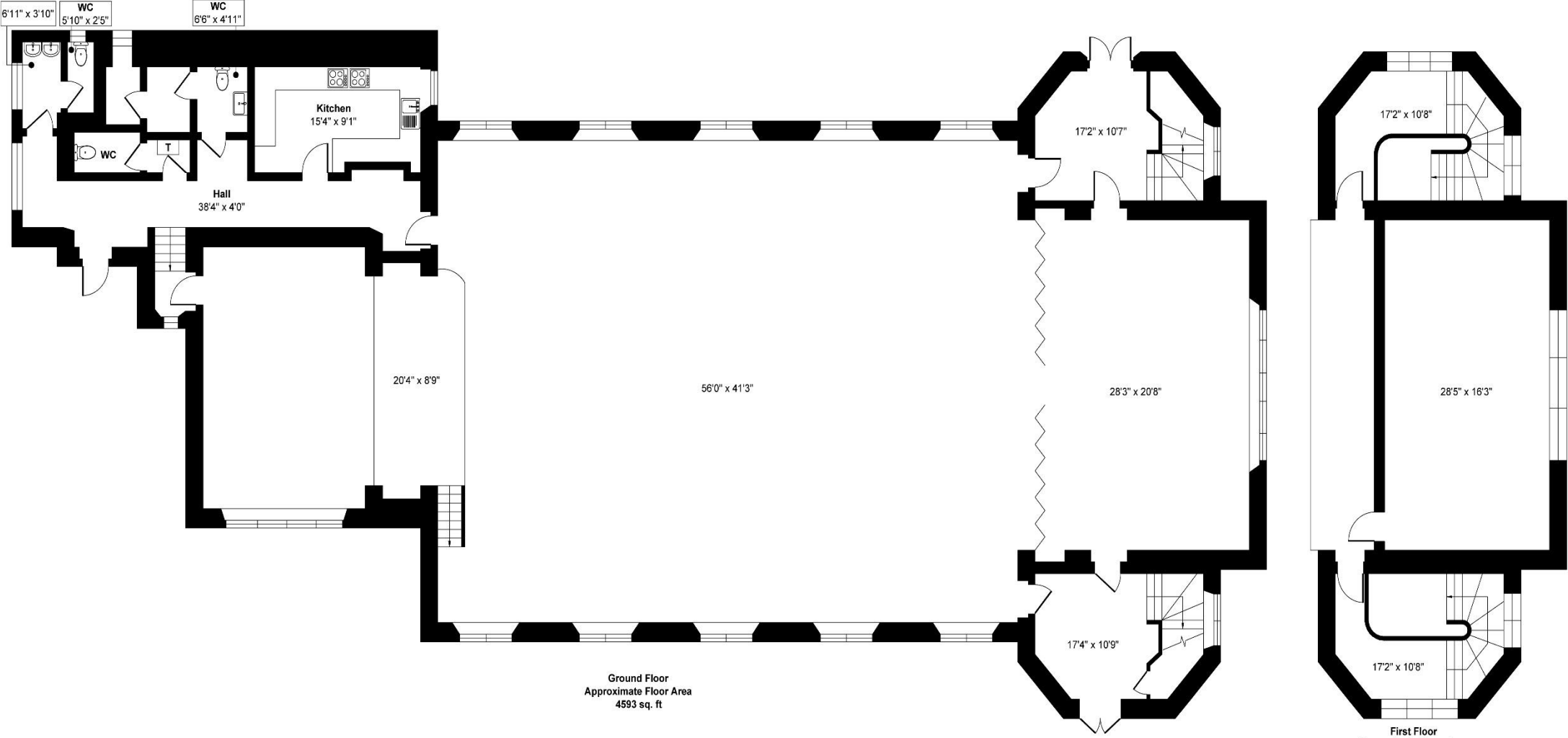
Rating G

Local Area

The church hall is located in the town centre and minutes away from Dumfries Train Station and the Station Hotel. The nearest schools are Loreburn and Heathhall primary as well as Dumfries Academy and Dumfries High School. The town centre is attractive and offers a combination of good shopping facilities and historic buildings. There are regular and quick train connections from Lockerbie, just a few miles away. Dumfries is well served by buses, and the M6 and M74 road networks are accessible nearby at Moffat, Gretna and Lockerbie.



St Mary's Hall, Dumfries



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.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
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 SC011353

