

AUCTION DATE
17TH OCTOBER 2024
AT 2.30PM

ONLINE AUCTION

- > GUIDE PRICE: £55,000
- > CHURCH ON POPULAR TOWN MAIN ARTERIAL ROUTE
- > POTENTIAL FOR ALTERNATIVE USE (SUBJECT TO PLANNING CONSENT)
- > GROSS INTERNAL AREA – 351.50 SQ M (3,784 SQ FT)
- > SITE AREA – 0.64 ACRES (0.26 HECTARES)



FOR SALE

20 GLASGOW ROAD, CAMELON, FALKIRK, FK1 4HJ

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LOCATION

Camelon is a village within the Falkirk area, located in Scotland's Central Belt, approximately 20 miles northeast of Glasgow, 27 miles west of Edinburgh, and 10 miles south of Stirling. The location benefits from well-situated road transport links, with access to both the M80 and M90 situated within 5 miles.

Falkirk, with a resident population of just under 40,000, is the administrative centre for the Falkirk council area. Camelon is situated approximately 1.5 miles west of the town centre, and the subject property occupies a prominent position on Glasgow Road.

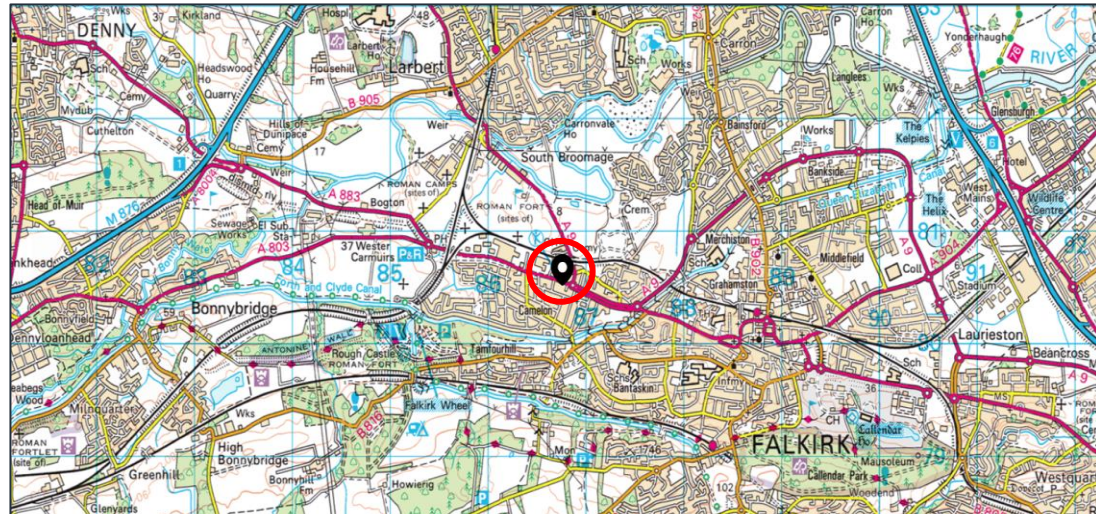
Glasgow Road forms part of the primary route connecting Falkirk to the M80, carrying high volumes of vehicular traffic. The subject property is situated in very close proximity to the main entrance of Camelon Retail Park, which is occupied by national retailers such as Tesco, Aldi, and Home Bargains.

DESCRIPTION

The property was designed by renowned Scottish architect David Rhind, FRSE, in 1838. Rhind, celebrated for his work on 'The Dome' and Daniel Stewart's Hospital in Edinburgh (now Stewart's Melville College), also earned second place in the competition to redesign the Houses of Parliament in London after the 1834 fire.

This property is a detached church, predominantly constructed from traditional stone with a pitched slate roof. It is situated on a self-contained site spanning approximately 0.64 acres (0.26 hectares).

Internally, the building features an open-plan worship area on the ground floor, with a gallery on the first floor overlooking the main space. At the rear, there are designated areas for an organ and W/C facilities.



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ACCOMODATION

The below floor areas have been calculated on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice.

Accommodation	SQM	SQFT
Ground Floor	283.32	3,050
Gallery	68.18	734
Total	351.50	3,784

PLANNING

We understand the property has Class 10 (Non-Residential Institutions) for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. The building is understood to be C-listed; it is incumbent on all potential purchasers to satisfy themselves in this regard.

GUIDE PRICE

The heritable interest is for sale at a guide price of £55,000 exclusive of VAT, where applicable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

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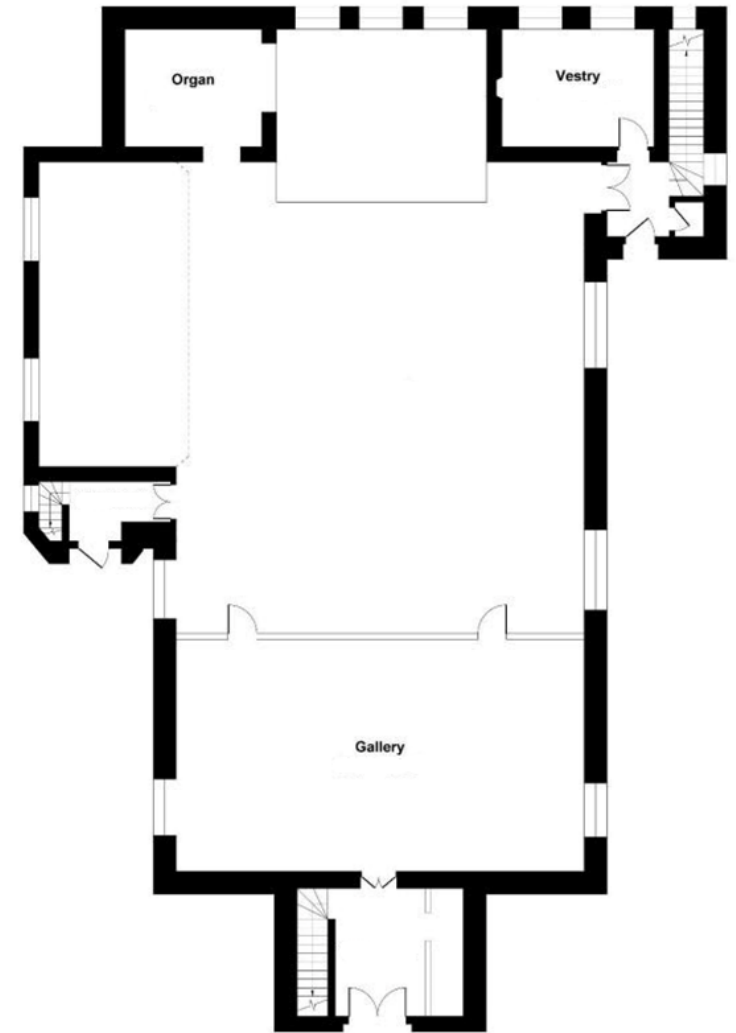
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REGISTER TO BID

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Buyers will be required to pre-register prior to approval of their bid.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of 2.5% plus VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

RATING

The subjects are currently entered in the current valuation roll at £16,600. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be viewed in the legal pack.

LEGAL PACK

The legal packs are available to view online.

VAT

See legal pack.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

CONTACT DETAILS**Local Office Contact**

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For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: SEPTEMBER 2024**