

DM HALL

For Sale

**Church & Hall
with Development
Potential**

**St John's
Church and Hall,
12 St John's Road,
Annan, DG12 6AW**



**232 sq m
(2,497 sq ft)**

Property Details

- Prominent position in Annan Town Centre.
- B listed church premises with detached hall.
- Combined floor area 232 sqm (2,497 sqft).
- 100% rates relief available.
- Offers over £80,000 are invited.

LOCATION

St John's Road is a main road route in Annan to the south of the town centre, and is a mixed residential and commercial locality with Annan Academy, swimming baths and an industrial estate nearby.

Annan is a market town with a population of around 8700 persons, located in the Dumfries and Galloway region, around 16 miles southeast of Dumfries and 9 miles west of Gretna, both accessed via the A75 to the north of the town.



Property Details

DESCRIPTION

St John's Church is a category B listed detached, traditional church premises with a detached, single storey hall located to the rear of the grounds.

The property dates from the 1800s and has a main worship area with a pulpit, a vestry and a toilet. The hall contains the main church hall, a store, a kitchen and toilets.

FLOOR AREA

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Church	119	1,281
Hall	113	1,216
Total	232	2,497

PLANNING

As a church the property is suitable for class 10 use (non-residential institutions), which should allow for uses such as a crèche/day nursery, education centre, art gallery/museum, a library or as a public hall.

Other uses may be suitable subject to the necessary planning consents. Further enquiries should be directed to Dumfries and Galloway Council planning department on 01387 260199, or, via email planning@dumgal.gov.uk

RATING

The church has a rateable value is £2,550 and the hall is valued at £1,500. Both elements qualify for 100% rates relief via the small business bonus scheme, subject to occupier status.

PRICE

Offers over £80,000 are invited. A closing date may be set in due course and interested parties should lodge their interest with the selling agent.



Property Details

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the agent.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



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