

DE MONTFORT
PROPERTY CO LTD

£700,000

19 Henderson street

Development / conversion opportunity
19, Henderson street,
Coatbridge,
ML5 1BL



For sale at £700,000

The subject are situated on the east side of Henderson street, at the junctions with Oxford street and Kirk street, within the Dundivan area lying approximately half a mile to the south west of coatbridge town centre. The surrounding area is predominantly commercial in nature, with a small number of commercial uses also nearby including a convenience store and The Time Capsule Leisure Centre.

Henderson street is presently a local vehicular traffic route, however is well located for access to the main trunk road network for the town.

The town of Coatbridge is situated approximately 10 miles to the East of Glasgow city centre and is within the Monklands area of north Lanarkshire.

The subjects comprise a semi-derelict B-listed former Church and Manse, contained within a regular shaped and generally level parcel of ground, currently with vehicular access afforded from Oxford Street.

The main Church dates we understand from the late 1800's and is an ornately designed stone built property with original stone finishes retained. There are a series of ornate stone features and spires externally, with the roof generally pitched and slated.

There is a separate former Manse also within grounds which is of a similar age and is also of stone construction, however again this is semi-derelict and has been extensively fire damaged.

IMPORTANT NOTICE

Property Misdescriptions Act 1991

All statements contained in these particulars are believed to be correct, but whilst every care is taken in their preparation, their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following.

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on Rating Assessments and Town and Country Planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of main services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.