

FOR SALE
POTENTIAL DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



**Former Visitor Centre, St.Kessogs Church,
Ancaster Square, Callander FK17 8ED**

- > **Prominent Location in Callander town centre**
- > **Potential for alternative uses (subject to consents)**
- > **Extends to 556.10 Sq.M (5,985 Sq.Ft.)**
- > **Category B Listed**
- > **Offers Invited**



LOCATION

Callander is a small residential town and major tourist centre situated about 16 miles north-west from Stirling. The town's inclusion within the boundaries of Loch Lomond and Trossachs National Park consolidated Callander as an attractive and popular tourist destination. The subjects occupy a very prominent position on Ancaster Square, within the heart of Callander Town Centre.

DESCRIPTION

The subjects comprise an impressive Category B Listed former church building, with a tall central steepled entrance, which was converted to a visitor centre around 1990. Internally the subjects have been stripped of fixtures and fittings and are generally in a shell condition at ground and first floor levels. There is a plant room at basement level.

The ordinance survey extract, which is for identification purposes only, shows Callander's location within Central Scotland.

ACCOMMODATION

The floor plans below show the current layout and approximate floor areas of the subjects. We would summarise the floor areas as follows:

Floor	SQ.M	SQ.FT
Ground	278.25	2,995
First	277.85	2,990

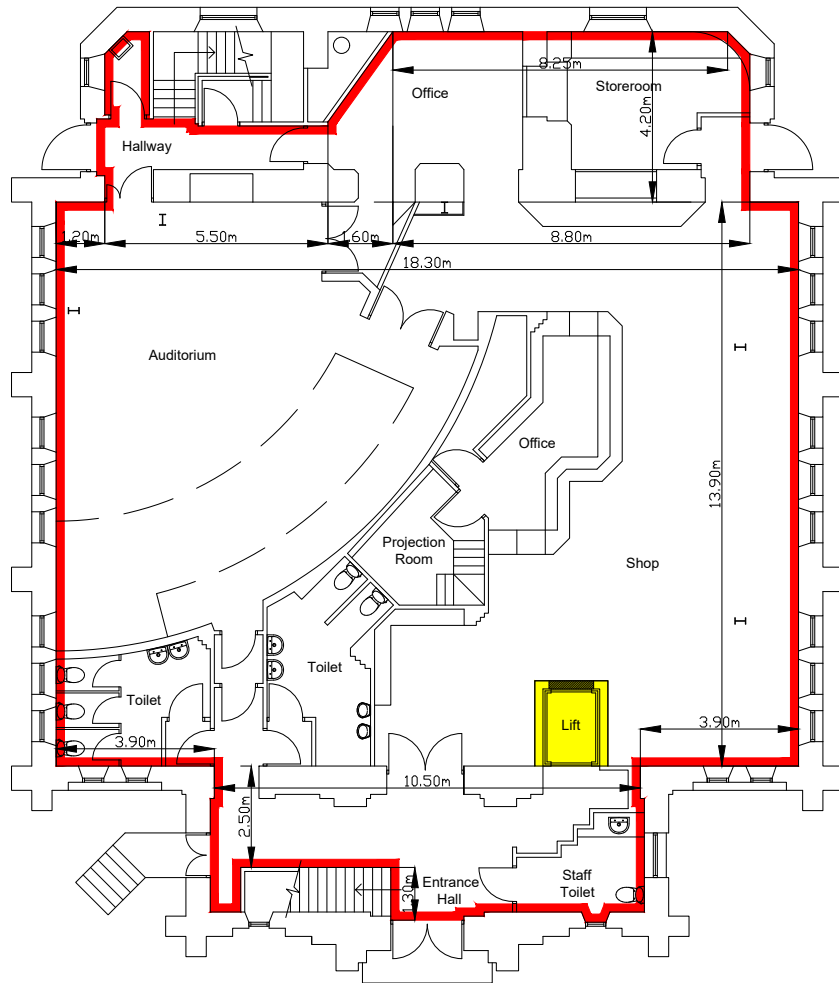
PRICE:

Offers are invited for the benefit of our client's heritable interest in the subjects.

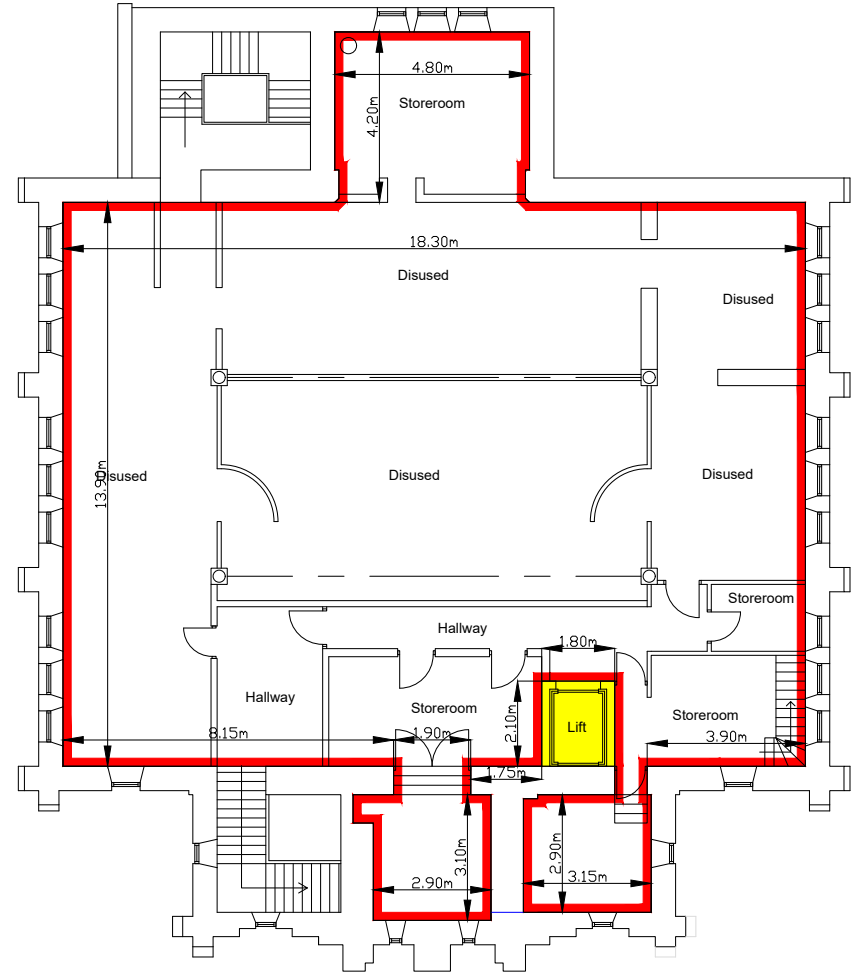
CLOSING DATE

A closing date for offers will be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

Ground Floor



First Floor



RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the valuation roll as follows:

Rateable Value: £27,500

VAT:

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

EPC:

An EPC has been undertaken as is available on request from the agents.

CONTACT

To discuss any aspect of the property or disposal process, please contact the selling agents.



For any queries or to arrange a viewing, please contact —



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

6. Date of Publication: October 2024