

TO LET

Former Church & Church Hall

Attractive period building

Prominent shorefront location

Large public car park adjacent

Available in whole or in part

194.72-954.29 Sq M (2,096-10,272 Sq Ft)

Offers over £15,000-£45,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS, KA30 8LZ

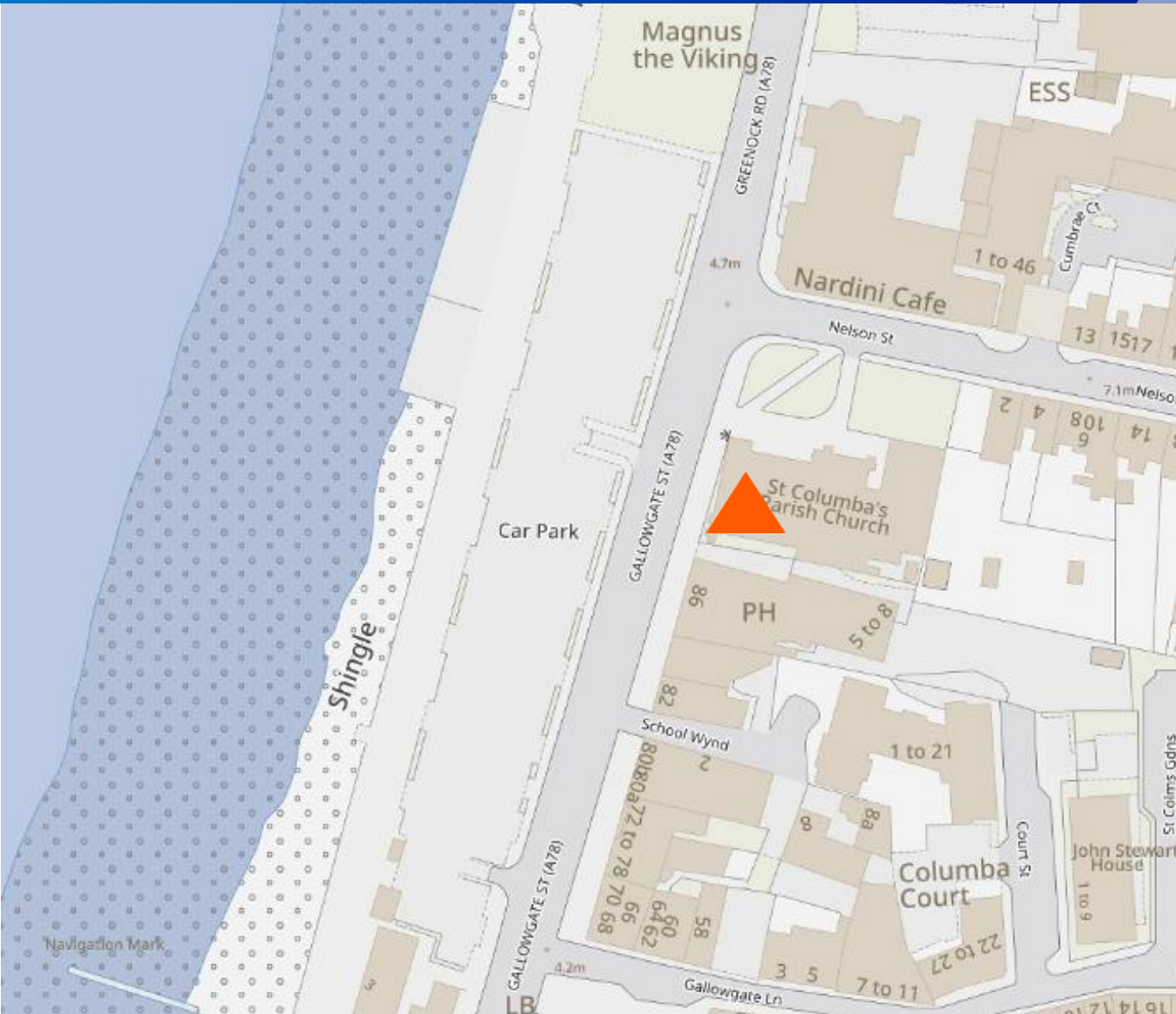
CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS



The subjects are set within the town of Largs, a popular residential settlement in North Ayrshire and an established tourist destination set on the A78 around 45 miles southwest of Glasgow and 30 miles north of Ayr, the town also has the benefit of a mainline railway station with hourly services running to Glasgow.

Largs has a resident population of around 11,250 and is the main ferry port for the Isle of Cumbræ which lies a short distance to the west in the Firth of Clyde. There are a reasonable range of services and facilities locally including a wide mix of retailers including many national multiples on Main Street.

The subject property is located on the east side of Gallowgate Street south of its junction with Nelson Street and just off the A78 leading towards Greenock Road and north of its junction with Gallowgate Lane.



FIND ON GOOGLE MAPS



Description

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS



The entire property holding includes a church, church hall and some ancillary ground to the immediate north of the church building set extending in total to approximately 0.18 Hectares (0.45 Acres) originally designed by Henry Steele and Andrew Balfour Architects.

The original church building dates back to the mid 1800's and comprises a classical former church with three stage square tower with faceted spire clock on each and face at the base of the spire. The main entrance is to the west gable and taken via a central gabled doorway.

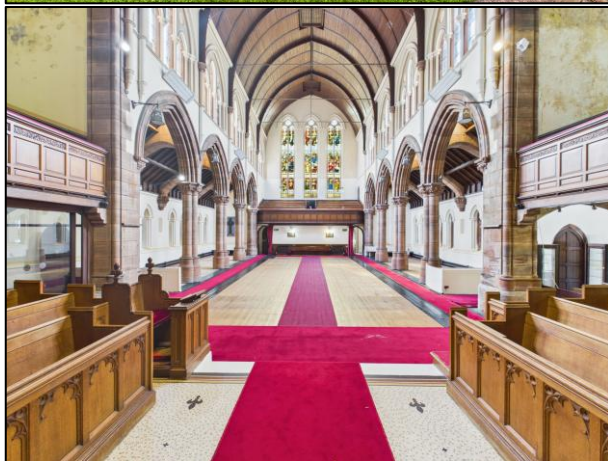
The property is of red sandstone construction surmounted by a complex series of timber pitched and slated roof sections comprising single storey mezzanine level accommodation with ground floor and gallery levelled windows to the north and south elevations.

The hall to the rear of the church can be accessed via a flight of stone steps externally and can also be accessed internally.



Accommodation

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS



The internal accommodation comprises the following:

Ground Floor

- Entrance Vestibule
- Chancel
- Congregational Seating Area
- Vestry
- Office
- Kitchen
- W.C.'s

First Floor

- Gallery Seating
- Hall

Car Parking

There is a small area of parking within the grounds of the subjects, with a large public car park immediately adjacent.

	m ²	ft ²
Church, Ancillary Facilities & Gallery Seating	759.57	8,176
Church Hall	194.72	2,096
Total	954.29	10,272

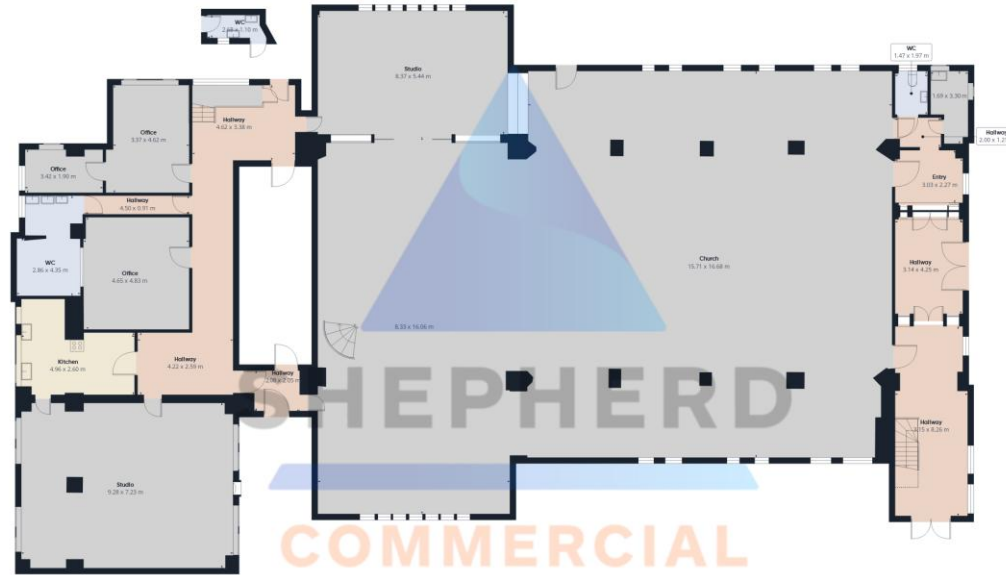
The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



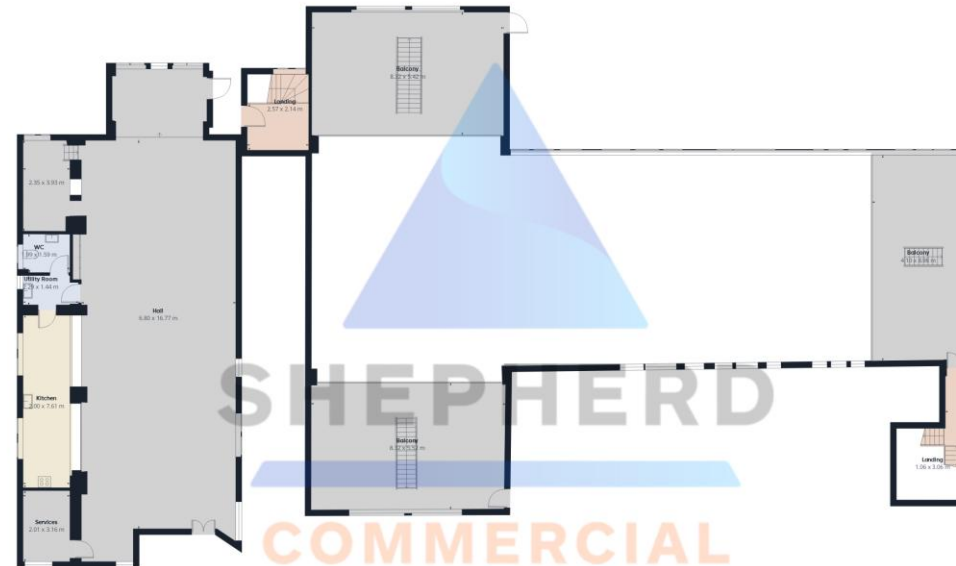


Floor Plan

ST COLUMBA'S CHURCH, GALLOWGATE STREET, LARGS



Floor 0



Floor 1





Rental

The property is available as a whole at offers over £45,000 per annum although our clients would consider letting in part with the following quoting rental.

Former Church – Offers over £35,000 per annum

Former Church Hall – Offers over £15,000 per annum

Lease Terms

Full Repairing and Insuring

Planning

We assume the property benefits from Class 10 (Non Residential Institution) permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The subjects are a Category B Listed building and are located within a conservation area,

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £18,300

Should the property be split, each unit would be required to be re-assessed. It is anticipated that the individual Rateable Value covering the Church Hall could qualify for 100% rates relief.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable upon any rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



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. PUBLICATION DATE July 2026

Get in Touch

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



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA

t: 01292 267987 Option 2



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 purchase, before the transaction can proceed.

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