

# Shiells

Solicitors & Estate Agents



## 16 Clerk Street, Brechin, DD9 6AE

Brechin Baptist Fellowship & Residential House  
EPC Bands: "D" - Residential & "E" - Commercial

Offers over **£137,500**

# 16 Clerk Street, Brechin, DD9 6AE

Brechin Baptist Fellowship – Former Jolly’s Hotel.

## Overview

- Terraced
- 5 Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- Former Restaurant
- Function Suite
- Bar/Kitchen area
- Storage Rooms
- Partial Gas Central Heating
- Partial Double Glazing
- Driveway
- Town Centre



*This former Coach Inn was used as a large residential house with The Brechin Baptist Fellowship using the former function suite as a meeting room.*



The property is comprised of four buildings linked together, with a small car park to the rear. The older front building is a five bedroom house with three large reception areas and two bathrooms, and plenty of storage. This building was built in the 1820's as a 'coach inn' and it has been upgraded through the years. In the 1960's the drive through area for the coaches was closed in to provide space for a restaurant. A function suite was then added in the 1970s, with the stables area converted into toilets and a bar/kitchen area. Many people have fond memories of time spent at 'The Jolly's Hotel'.



In 2006 the building was purchased by a minister who converted the function suite into a meeting room for a church, while the minister and family lived in the front part of the building. The property was delisted as a historical site in 2015 due to the many changes made to the buildings over the years. All but the meeting room has gas central heating, and the buildings are partially double glazed. Further investment is required to improve a few areas within the property, but it has immense potential both commercially and/or residentially. It represents exceptional value on today's market and will appeal to a property developer with the vision and finance to help it realise its full potential.



## Directions

From our office head eastwards and continue onto Swan Street which swings round to the left into Clerk Street. No 16 is located on the right just before the Farmfoods Store.

