





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 though 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.

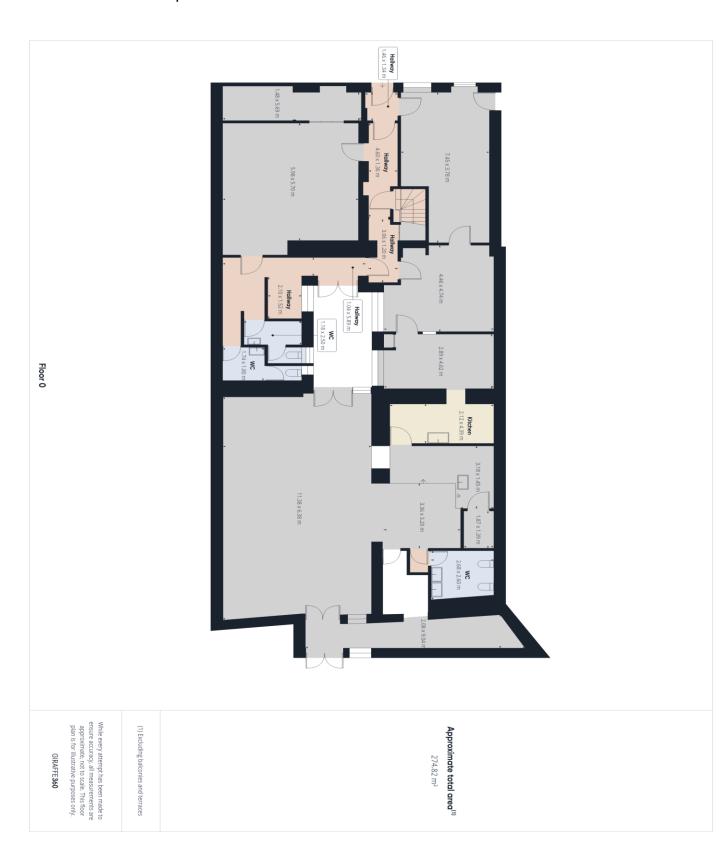






Directions

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.



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG Phone: 01356 622 171 Email: property@shiells-law.co.uk www.shiellslaw.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.