

FOR SALE

UNIQUE CHARLES
RENNIE MACKINTOSH
DESIGNED BUILDING

... THE ... MACKINTOSH ...HALLS...

15/17
SHAKESPEARE STREET
GLASGOW - G20 8TH

Truly unique opportunity to
acquire a 'Rennie Mackintosh'
designed building

Block of three exceptional buildings
(Grade 'A & B Listed')

Capable of division into 2/3 units
(potentially of mixed use)

Various alternative uses subject
to planning consent eg., residential,
offices, nursery, gym, etc

Gross Internal Area
829.39 sq m (8,923 sq ft)

Guide price £350,000

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David Allison & Company
Chartered Surveyors



David Allison & Company Chartered Surveyors

135 Buchanan Street, Glasgow, G1 2JA • Tel: 0141 375 1555



GENERAL DESCRIPTION

A truly unique opportunity to purchase a block of three exceptional buildings, which notably include a former Hall of Worship and an adjoining former Janitor's house, both designed by the celebrated architect, Charles Rennie Mackintosh and Grade A Listed. In addition, a superb red sandstone former Church building which is Grade 'B' Listed.

The Hall and Janitor's house contain a number of unique Mackintosh features including stained glass, carved doors, wall panelling, fireplaces, etc.

The title to the subjects also includes a small area of land to the rear (south), which could potentially be separately accessed by a surfaced private road running along the east-most gable of the church.

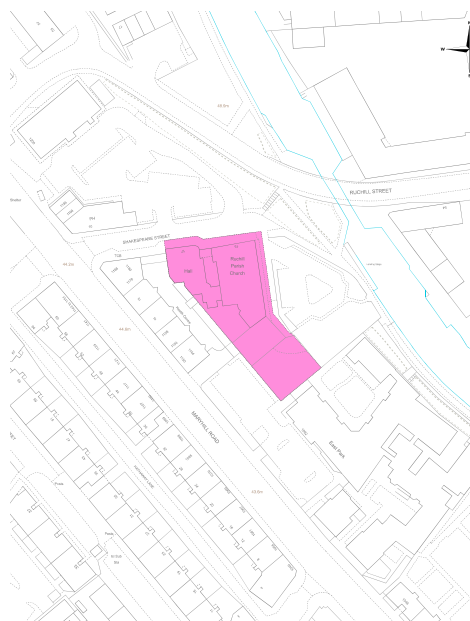
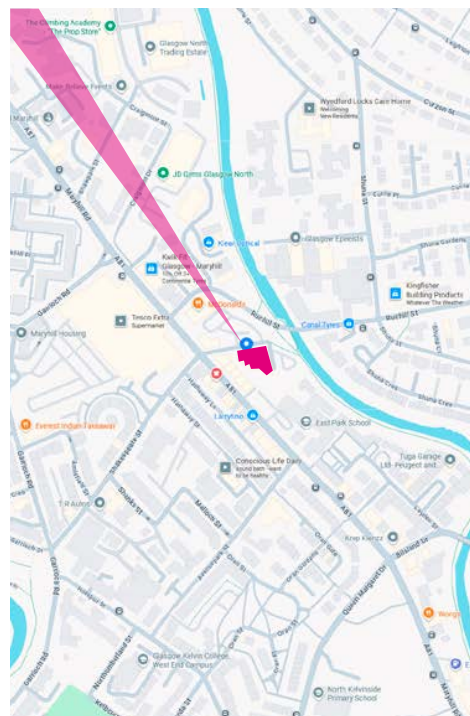
LOCATION

The subjects occupy a central location within the Maryhill district some 2 miles north-west of Glasgow city centre.

The immediate surrounding area comprises a mixture of residential and commercial buildings including the nearby Maryhill Shopping Centre and McDonalds Restaurant/Drive-Thru, together with tenement housing on Maryhill Road.

Immediately to the east of the building is a free public car park which is outwith the title to the subjects and adjoins the Forth & Clyde Canal where there is a pedestrian foot bridge to Ruchill Street.

The enclosed plan shows a shaded area which represents the extent of the title area but this plan should be considered as indicative only and subject to a final title plan being provided at the stage of sale missives. A general location plan is also included.



ACCOMMODATION

Floor plans are included showing the general layout of the buildings which are summarised as follows:-

15 Shakespeare Street

A traditional Church building with main Worship/Sanctuary area, meeting rooms, offices, kitchen and toilets

There is also balcony floor, in two sections

17 Shakespeare Street (Hall Etc)

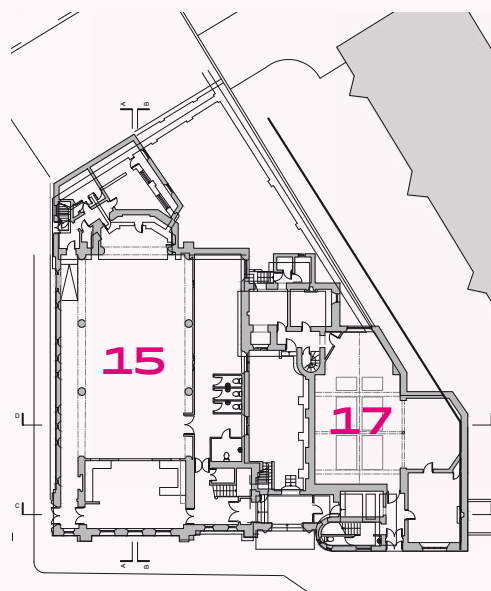
The ground floor provides a feature hall, reading room, meeting room, etc. with additional hall and meeting room plus toilets on the upper floor.

The Janitor's house provides accommodation on both ground and first floors and is accessed through an enclosed courtyard.

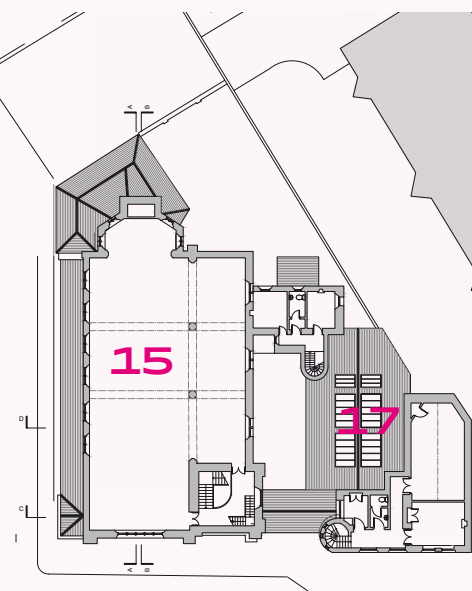
Note: The ground and upper floor of the house is in shell condition following rot eradication works – further details available on request.

All three buildings would suit a variety of alternative uses, in whole or in part, subject to planning consent eg. residential/ conversion to flats or commercial uses eg., nursery, gym, offices, community uses, etc.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



FLOORPLANS ARE FOR INDICATIVE PURPOSES ONLY - NOT TO SCALE

ACCOMMODATION & FLOOR AREA

We calculate the Gross Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be as follows:-

No.15	SQ.M	SQ.FT
Ground Floor	489.58	5,267

Note: Balcony Floor excluded from floor areas

No.17 (Hall)	SQ.M	SQ.FT
Ground Floor	175.13	1,884
Upper Floor	78.2	841

Janitor's House	SQ.M	SQ.FT
Ground Floor	53.28	573
Upper Floor	33.21	357



RATING ASSESSMENT

The subjects are described in the current Valuation Roll as a "Church, etc" with a Rateable Value of £14,800.

The draft Rateable Value under the 2026 Rating Revaluation proposes a Rateable Value of £18,800.

It should be noted that alternative uses of the buildings may result in a revised rating assessment.

TOWN PLANNING

As far as we can ascertain the subjects are included in an area designated on the Adopted Glasgow City Plan 2 as within a "Local Town Centre" area.

We understand that the existing planning consent over the buildings is for the most recent use ie., Class 10 "Non-Residential Institutions" within the Town & Country Planning (Uses Classes) Order 1997 (as amended in 2023).

Interested parties should make their own enquiries on alternative uses for the buildings to Glasgow City Council Planning Department.

PRICE

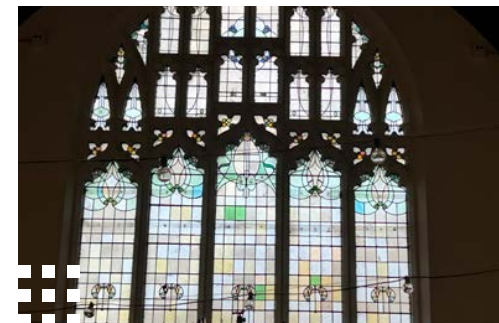
Offers are invited in the region of £350,000 for our client's outright ownership in the subjects.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.





EPC

The properties have been assessed for energy performance (EPC) and currently have a 'E' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.



VIEWING AND FURTHER INFORMATION

Strictly through the agents:

allison

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