



Save Coats Memorial

Coats Memorial Preservation Trust

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Scotland
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Coats Venue OPCO Brief

Introduction

The last service was held at Coats Memorial Church in High Street, Paisley during August 2018 and a decision has been made to transform the building into a multi-purpose venue. For more information please see website at www.100daystosavecoatsmemorial.com The accommodation in this magnificent grade 'A' listed building is based around two floor levels each of around 16,000 square feet. The fabric of the building has been surveyed and found to be in good order and the conversion works will comprise limited and sympathetic intervention works in six key areas.

Proposed Utilisation

The upper level will be fitted with retractable and loose seating so that it can be used in theatre style for weddings and shows and as an open space for banqueting, conferencing and exhibitions and the lower floor will be retained as a flexible space for theatre, music, receptions and meetings. A four-person lift will be installed between the floors to supplement the four access doors at each corner of the building and provide for disabled access.

Operations Plan

The Steering Group is seeking expressions of interest from experienced operators who may wish to explore the securing of a Management Licence to operate the venue. The SG are progressing two key objectives – one to generate annual revenues which are sufficient to maintain the building and two to provide a venue to be used for a wide range of profit generating and community activities.

Finances

The SG are currently fund raising for the finance necessary to carry out the basic conversion works with the aim of marketing a Management Licence for a fitted-out venue. The Operator will pay an annual fee for the Management Licence which may comprise a base fee plus an overage linked to income. If there is a shortfall in the fundraising the Operator may be asked to contribute to the fitting out. All of this is negotiable and in any case the SG will attach considerable importance to track record and the strength of the Covenant.

Timeframe

The SG are working towards having doors open by April 2020, are seeking EOI's during the coming weeks with a view to opening discussions with interested parties from July onwards and having an agreement in principle by September. The SG is happy to provide full information and show the building to prospective Operators

For further information around this opportunity please email fundraising@savethomascoats.co.uk

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