

Kincorth Circle Church and Hall, Aberdeen, AB12 5NX

THE CHURCH OF SCOTLAND
EAGLAIS NA B-ALBA



Property

Well-kept church and hall located within the popular residential area of Kincorth, just 3 miles from Aberdeen City Centre. The property comprises:

comprises: Main church, halls, office rooms, kitchen, store rooms and plenty of WC facilities.

Area

Ground Floor: 446.03sq m, 4,801sq ft

First Floor: 102.31sq m, 1,101sq ft

TOTAL: 548.34sq m, 5,902sq ft

A small section of the site is subject to an occupational lease to Orange for a telephone mast, currently running on tacit at a rent of £4046.12 per annum.

Services

The property is connected to main supply of water, gas and electricity. Drainage is connected to the main public sewer.

Planning

The building could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation would also be possible, again subject to the usual consents.



EPC

Rating C

Local Area

Kincorth is a popular residential area not far from Aberdeen City Centre. Local amenities are available such as supermarkets, restaurants, bars, cafes and the Bridge of Dee Retail Park. Schooling can be found at Kaimhill School which ranges from Nursery through to Primary 7. Secondary school can be found nearby at Harlaw Academy. You can enjoy pleasant walks and hikes at Kincorth Hill Local Nature Reserve – just a 15-minute walk from the property. The A92 route is just a 10 minute drive – great for those looking to commute on a daily basis.



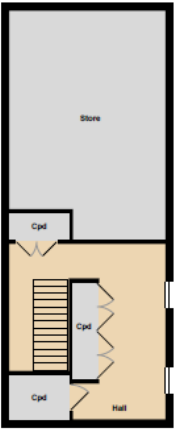




Ground Floor



First Floor



First Floor

The property is shown in pink with a right in common to the path shown in green



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

