

Rubislaw Church and Hall, 1 Queens Gardens, Aberdeen

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Property

Breathtakingly beautiful B-Listed Church and Hall well positioned in a busy residential area.

The property comprises of:

Main church area, mezzanine, hall, meeting room, small kitchen area and three toilets.

Area

Ground Church: 447.61 sq m 4,818 sq ft

Ground Church Hall: 116.13 sq m 1,250 sq ft

Mezzanines: 98.54 sq m 1,061 sq ft

TOTAL: 662.28 sq m 7,129 sq ft

Services

The property is connected to a main supply of water and electricity. Drainage is understood to go into the main public sewer.

Planning

The subjects are B-Listed and 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 might also be possible, again subject to the usual consents.

EPC

Rating: F



Local Area

Rubislaw Church has a prominent position on Queens Gardens, a busy street surrounded by a mix of residential and commercial properties.

The property is located less than a 10-minute drive from Aberdeen's city centre and benefits from all local amenities within easy reach.

Local amenities include: Convenience stores, banks, primary and secondary schooling, hospital, cafes, restaurants, hotels and a shopping centre.

Aberdeen centre has excellent public transport via buses and rail.





Offers

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

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
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 SC011353

