

CLOSING DATE
30TH NOVEMBER 2023

CHURCH PREMISES / REDEVELOPMENT OPPORTUNITY

- > LOCATED IN POPULAR
RESIDENTIAL AREA
- > SUITABLE FOR A VARIETY OF
ALTERNATIVE USES SUBJECT TO
PLANNING
- > PRICE - £225,000
- > CLOSING DATE: 30TH NOVEMBER
2023
- > AREA – 349.43 SQM. (3,671 SQFT.)

FOR SALE

KINGSWELLS PARISH CHURCH, OLD SKENE ROAD, KINGSWELLS AB15 8QA

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, www.shepherd.co.uk, 01224 202800



LOCATION

The subjects are located within Kingswells, a residential suburb to the immediate west of Aberdeen. The property is situated on Old Skene Street, at its junction with Fairley Road, in close proximity to the A944.

Occupiers in the vicinity are primarily residential in use, albeit Kingswells Village Hall, Aberdeen Volks Centre and the Fourmile Restaurant are also nearby.

DECRPTION

The subjects comprise a Category C listed detached traditional church with ancillary accommodation to the rear. The building features a pitched slate roof across the accommodation, with windows throughout being timber framed and single glazed.

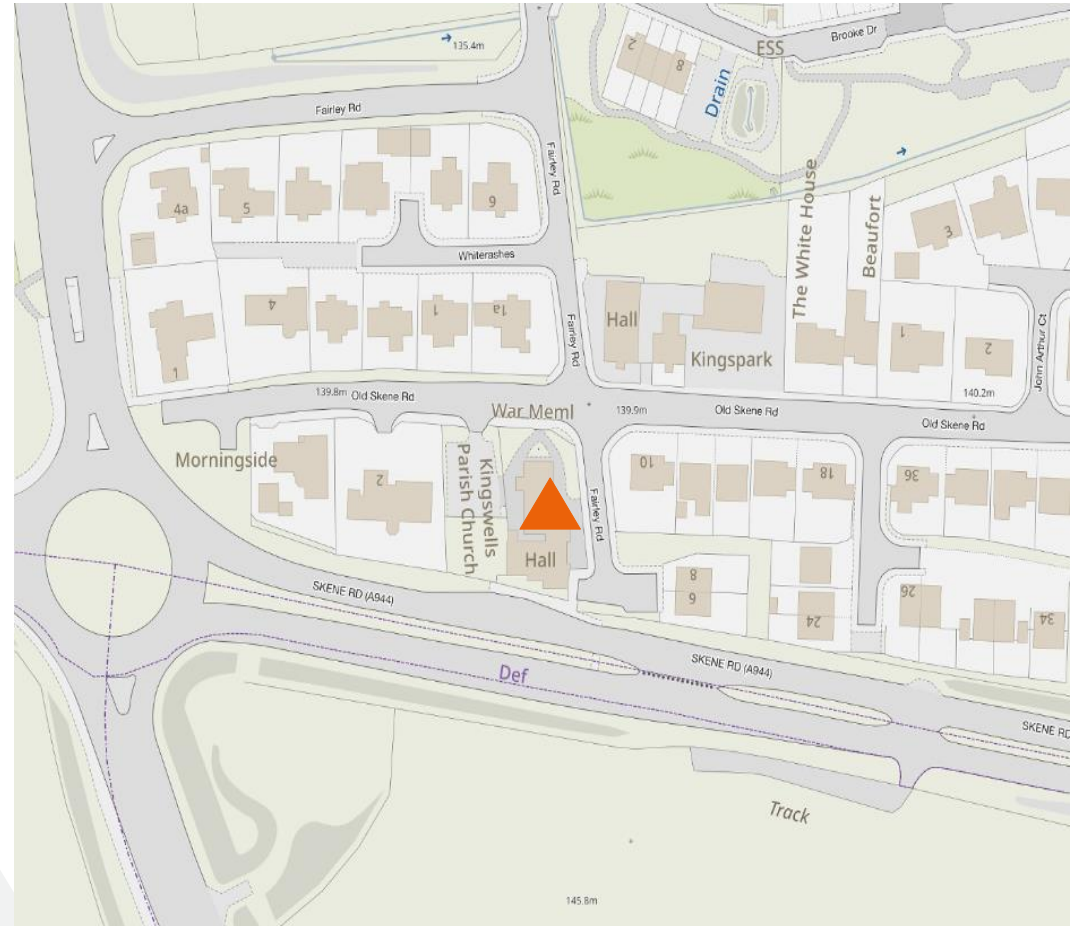
Internally, the subjects comprise the main church area, with a vestry and two halls to the rear. The flooring is suspended within the church area, with the remainder being of solid concrete, and it is generally overlaid with carpet throughout the premises. Walls are timber lined to dado height, with sections being of painted plasterboard. Artificial lighting is provided via pendant fitments and basic strip fitments. The kitchen contains domestic style cabinetry and stainless-steel sink, with the W.Cs being finished to a similar standard.

There is an off streetcar park provided to the west of the building which is surfaced in tarmacadam.

CURRENT USE/ALTERNATIVE USE

The subjects are currently used as a church and accordingly we have assumed that they benefit from Class 10 (non-residential institutions) consent, as per the Town and Country Planning (use Classes) (Scotland) Order 1997.

The subjects and the site may also lend itself to a range of other uses, or for redevelopment, subject to planning.



Location via What Three Words: [///bags.polar.pedicure](https://www.what3words.com/#!/bags.polar.pedicure)

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Church	349.43	3,761

The above floor areas have been calculated on a gross internal area basis in line with the RICS Code of Measuring Practice (6th Edition).

PRICE

£225,000 is sought for our client's interest in the subjects.

CLOSING DATE

A closing date at 12 noon on Thursday the 30th of November 2023 has been set. Further details are available on request.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £15,000 per annum

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen. AB15 4ZN, 01224 202800
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