



ST MARKS CHURCH, ROSEMOUNT VIADUCT, ABERDEEN, AB25 1JY

Property

This stunning church offers a rare opportunity to acquire a landmark building that occupies a prime position within the heart of Aberdeen city centre. Originally constructed in 1892, the building is of substantial solid stonework construction and includes an impressive granite dome and Greek Portico entrance fronting Rosemount Viaduct.

Area

Basement Floor: Multipurpose hall, session room and ancillary accommodation 450.65 sq m (4,851 sq ft), Office 16.36 sq m (176 sq ft)

Ground Floor: Main congregational area 456.59 sq m (4,915 sq ft)

First Floor: Main gallery 398.03 sq m (4,284 sq ft)

Second Floor: Storage within dome 78.18 sq m (841 sq ft)

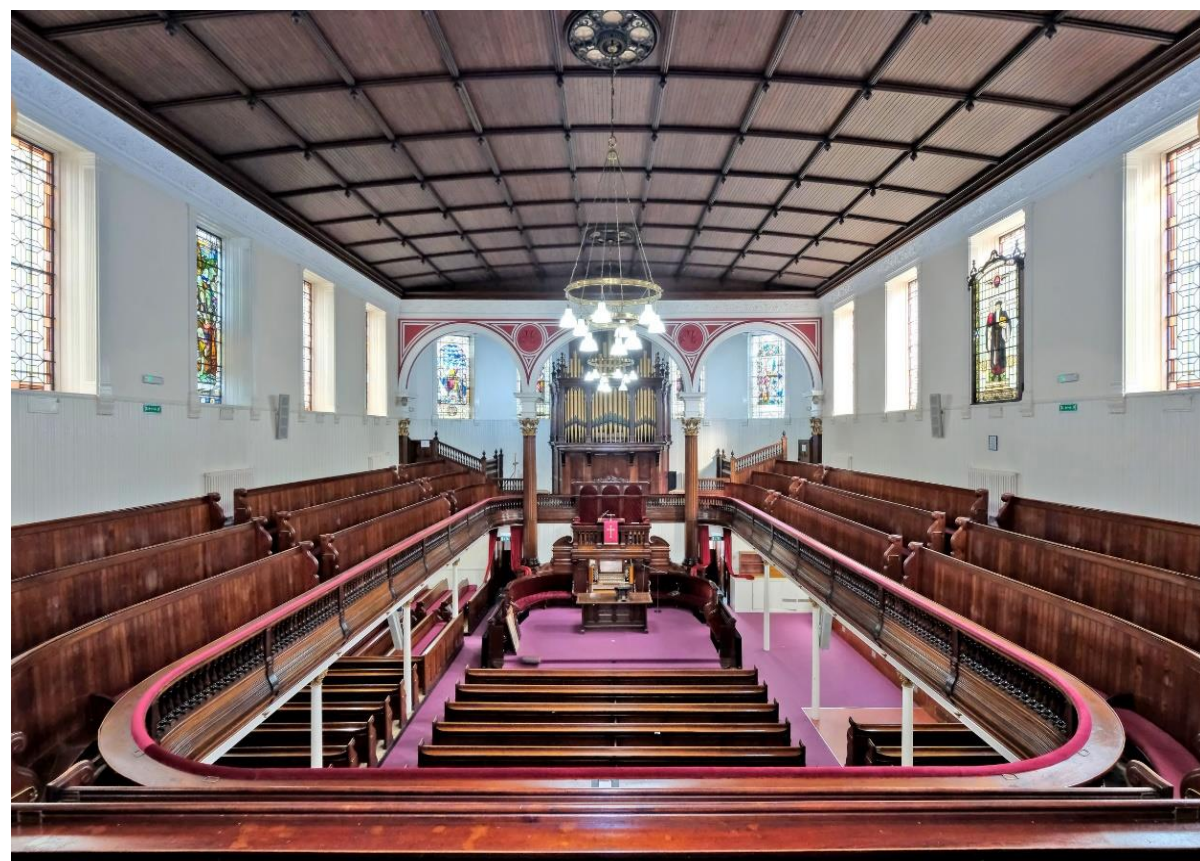
Total: 1,352.80 sq m (14,561 sq ft)

Services

The property is connected to mains supplies of electricity, water and gas. Drainage appears to be to the main public sewer. Background space heating is provided throughout the accommodation by means of a series of older cast iron and steel radiators, these being supplemented within the main congregation areas by a piped hot water system which is supplied by a series of gas fired central heating boilers. The property includes a platform lift which runs between the lower ground and ground floor congregational area. The property is also fitted with a mains operated fire detection system.

Planning

With reference to the Aberdeen City Local Development Plan 2023 the property is located within the defined city centre boundary and within an area which has been designated for mixed use (Policy H2). The Local Development Plan also includes the property within an area that is designated as OP70, an opportunity area extending to 6.5 hectares comprising the Denburn Valley which forms part of the City Centre Master Plan Intervention Area. the property is Category B listed and is contained within a conservation area.



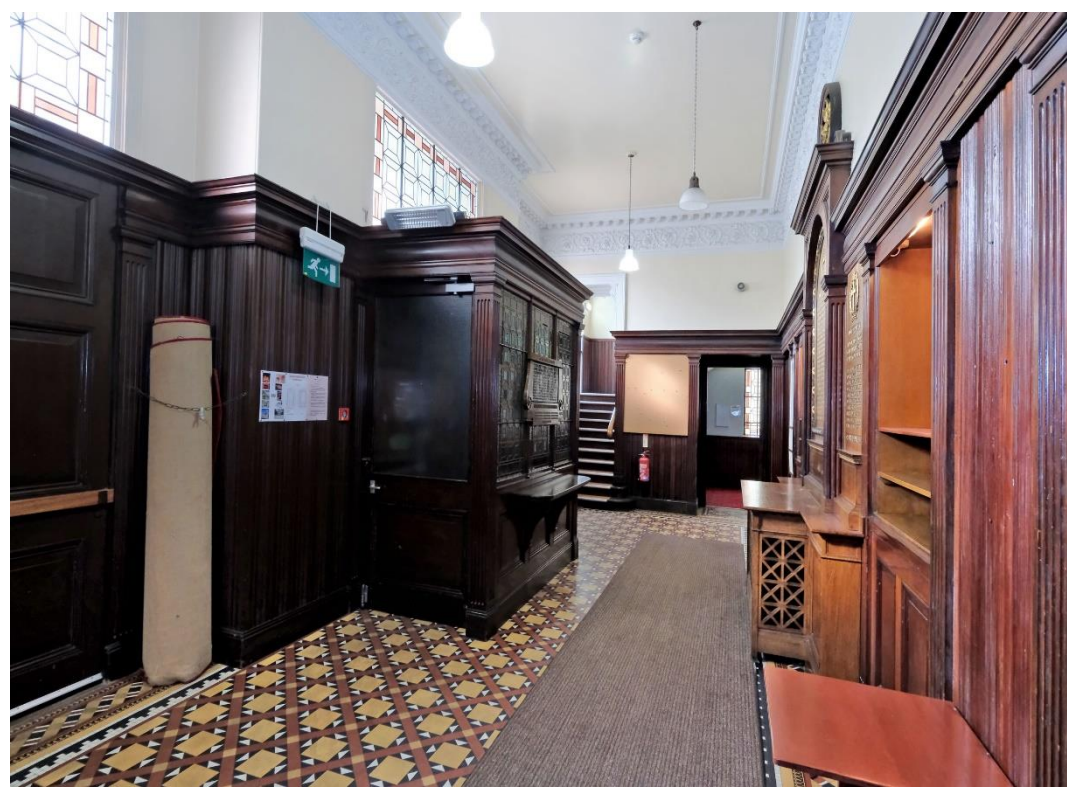
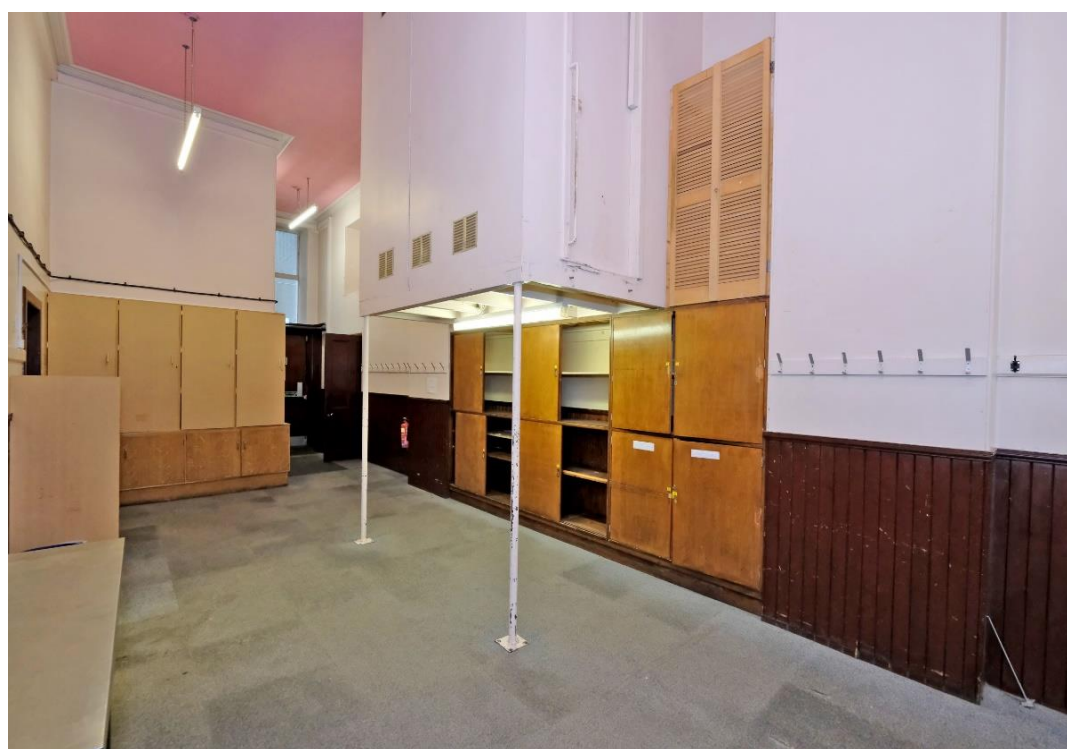
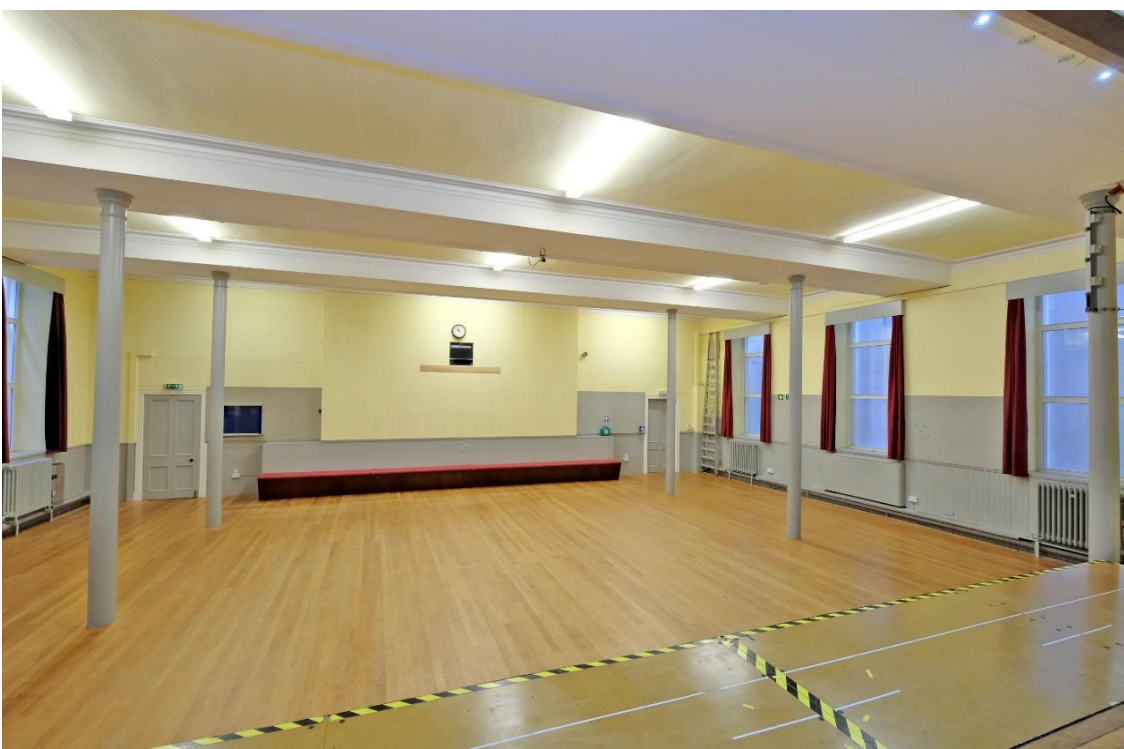
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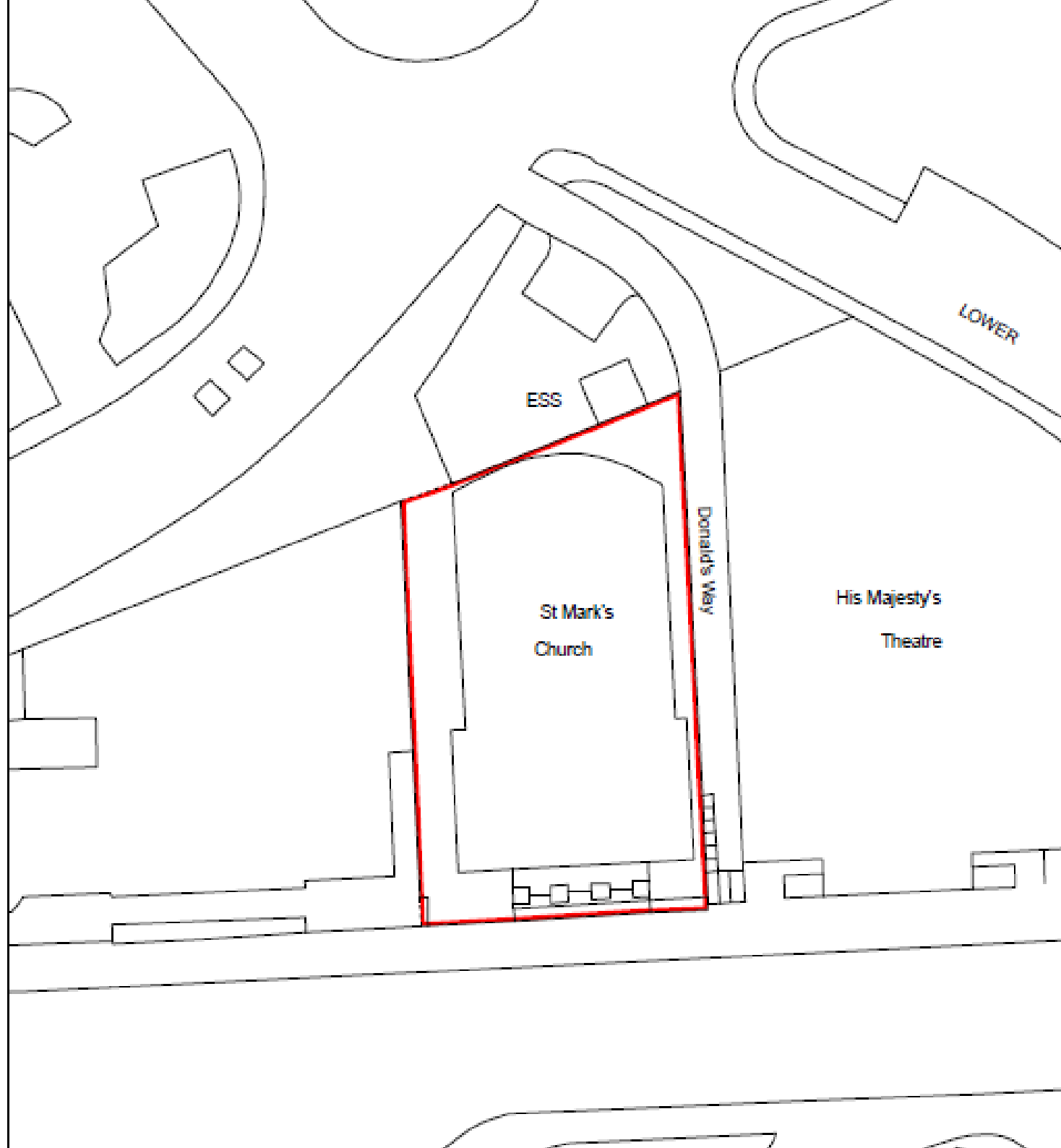
Rating E

Local Area

The property is located within the city of Aberdeen occupying in as a prime city centre location, standing on the north side of the Rosemount Viaduct overlooking the recently redeveloped Union Terrace Gardens. To the east, the property stands adjacent to His Majesty's Theatre whilst to the west, the property is flanked by Aberdeen Central Library. To the rear (south) is the former Woolmanhill Hospital and Denburn Health Centre and Car Park. There is a wide range of leisure facilities available nearby and the building is also ideally located for access to Aberdeen University. Westburn and Victoria Parks are also close by. Good road links provide easy access to all parts of the city and the area is also well served by public transport facilities.









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

