

TO LET (*subject to securing vacant possession*)

**ABERDEEN: 15 BACK WYND
PRIME CITY CENTRE UNIT WITH POTENTIAL FOR FIRST FLOOR SALES**

I have pleasure in providing information on the above property where we act for the Landlord.

Originally built as a church hall for the adjacent Kirk of St Nicholas, this unique space retains many of the fine period features to create an engaging and exceptional experience.

The location of the property is shown coloured red on the attached street traders plan. Photos are included.

Key Features

- Character building
- Most recently used as a cook school and pizzeria
- It is assumed that Class 3 consent is in place

Floor Areas

Ground Floor	1,056 sq.ft	98.12 sq.m
First Floor	<u>1,499 sq.ft</u>	<u>134.63 sq.m</u>
Total	2,505 sq.ft	232.75 sq.m



Note: the interior photos on this page are prior to the current occupier

Rent

On application

Rateable Value

£45,250



For further details contact:

Richard Noble
T: 01224 597528
E: richard.noble@fgburnett.co.uk

David Henderson
T: 01224 597538
E: david.henderson@fgburnett.co.uk



For further details contact:

Richard Noble
T: 01224 597528
E: richard.noble@fgburnett.co.uk

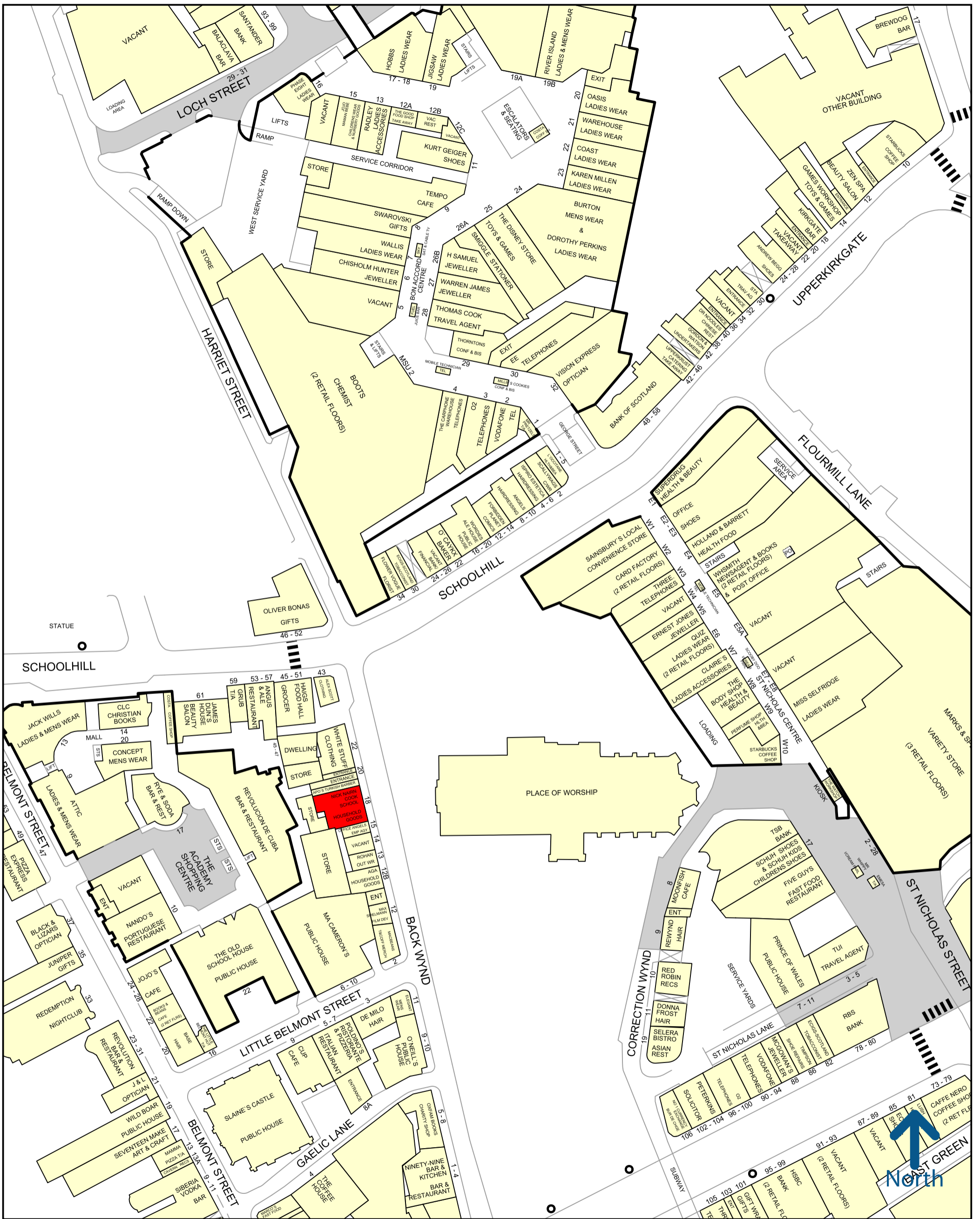
David Henderson
T: 01224 597538
E: david.henderson@fgburnett.co.uk



For further details contact:

Richard Noble
T: 01224 597528
E: richard.noble@fgburnett.co.uk

David Henderson
T: 01224 597538
E: david.henderson@fgburnett.co.uk



50 metres

Experian Goad Plan Created: 02/08/2018
Created By: F G Burnett



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011