

## LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POPULAR LOCATION

## OPENING HOURS:-

- > SUN-THURSDAY - 11AM - 2AM
- > FRIDAY-SAT - 12NOON - 3AM
- > RENTAL: £70,000 PER ANNUM

**TO LET**

**ILLICIT STILL, 16-22 NETHERKIRKGATE, ABERDEEN, AB10 1AU**

**CONTACT:** Gary Louttit MRICS, APAEWE [g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk)

07809 492 562

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**LOCATION**

Located in the busy thoroughfare of Netherkirkgate, Aberdeen.

**TRADE SPACE & FACILITIES**

Large basement bar area of outstanding character in excellent decorative order, includes small multipurpose, private function space. Ground floor style bar also with separate street level access, both served by large fully operational Kitchen.

**RENTAL**

Offers in excess of £70,000 per annum are invited for the property.

**RATING**

The subjects are entered in the current Valuation Roll with a **rateable value of £82,500.**

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**TRADING VOLUMES**

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
2019/20	459	-	-	-	-
2020/21	-	-	-	-	-
2021/22	-	-	-	-	-
Volume notes					

**RENT INFORMATION**

**Annual rent** £70000 per annum

**Weekly rent** £1342.46 per week fixed

**Rateable Value** £82500 | **Legal** £750

**Deposit** £20000 | **Stocktaking fees** £1200

**Fixtures & fittings** £40000 | **Working capital** £20000

**Other costs** - | **Total entry costs** £81950

**Additional notes** Tied Lease , FOT on Wines, Spirits, soft drinks and packaged beers and ciders.

**BUSINESS INFORMATION**

**Total entry costs:**  
£81950

**Annual rent:**  
£70000

**Agreement:**  
5-10 Year FRI Lease,

**Drinks tie:**  
Beer, Cider, Ale, Stout, Lager

**TRADESPACE & FACILITIES**

**Kitchen:** ✓ **Late license:** ✓

**Function room:** ✓ **Music venue:** ✓

**Lounge:** ✓ **Snacks Avail...:** ✓

**City centre:** ✓ **Bar Snacks:** ✓



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

**Shepherd Chartered Surveyors:** 31 Byres Road, Glasgow, G11 5RD

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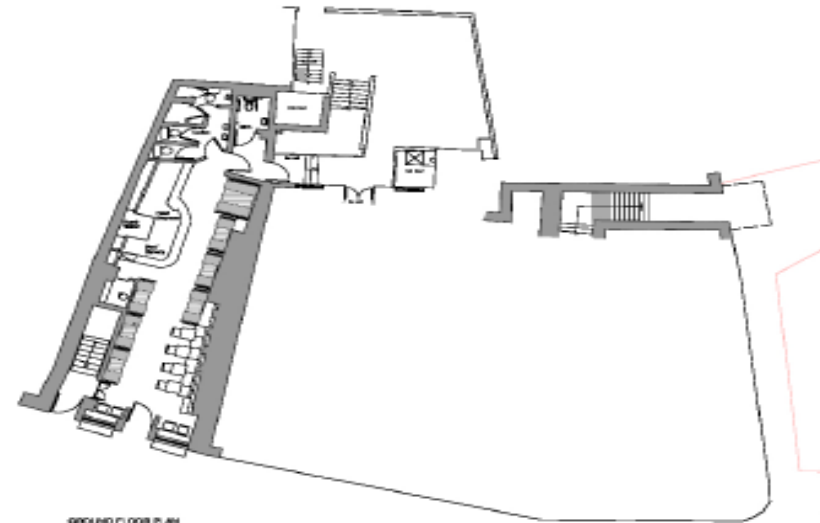
# FLOOR PLANS

**NOTES** ORIGINAL A1  
 All levels and dimensions to be checked on site prior to construction of basement report. Surveys are for information only. Do not quote dimensions from this drawing. This drawing is for information only.

DRAFT



BASEMENT FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS EXISTING

<b>REVISIONS</b>	<b>SCALE</b>	<b>DATE</b>	<b>DRAWN</b>	<b>CHECKED</b>
	1/100	20/12/19	ds	
<b>PROJECT</b>				
Illicit still Aberdeen				
<b>DRAWING</b>				
GA's As Existing				
<b>G1 GROUP</b>				
<ul style="list-style-type: none"> <li>Hamilton House</li> <li>70 Hamilton Drive</li> <li>Glasgow</li> <li>G12 8JH</li> </ul>	<ul style="list-style-type: none"> <li>T: +44 (0)141 581 2480</li> <li>F: +44 (0)141 581 2482</li> <li>www.g1group.co.uk</li> <li>info@g1group.co.uk</li> </ul>			
<b>DRAWN BY:</b>				
ds				

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