

**FOR SALE /  
MAY LET**

**PUBLIC HOUSE**

Free of tie opportunity

Fitted to a good standard

Bar with separate lounge area

Size – 256.09 SQM (2,756 SQFT)

Rental - £18,500 Per Annum

Price - £100,000



WHAT 3 WORDS

**415 GREAT NORTHERN ROAD, ABERDEEN, AB24 2EU**

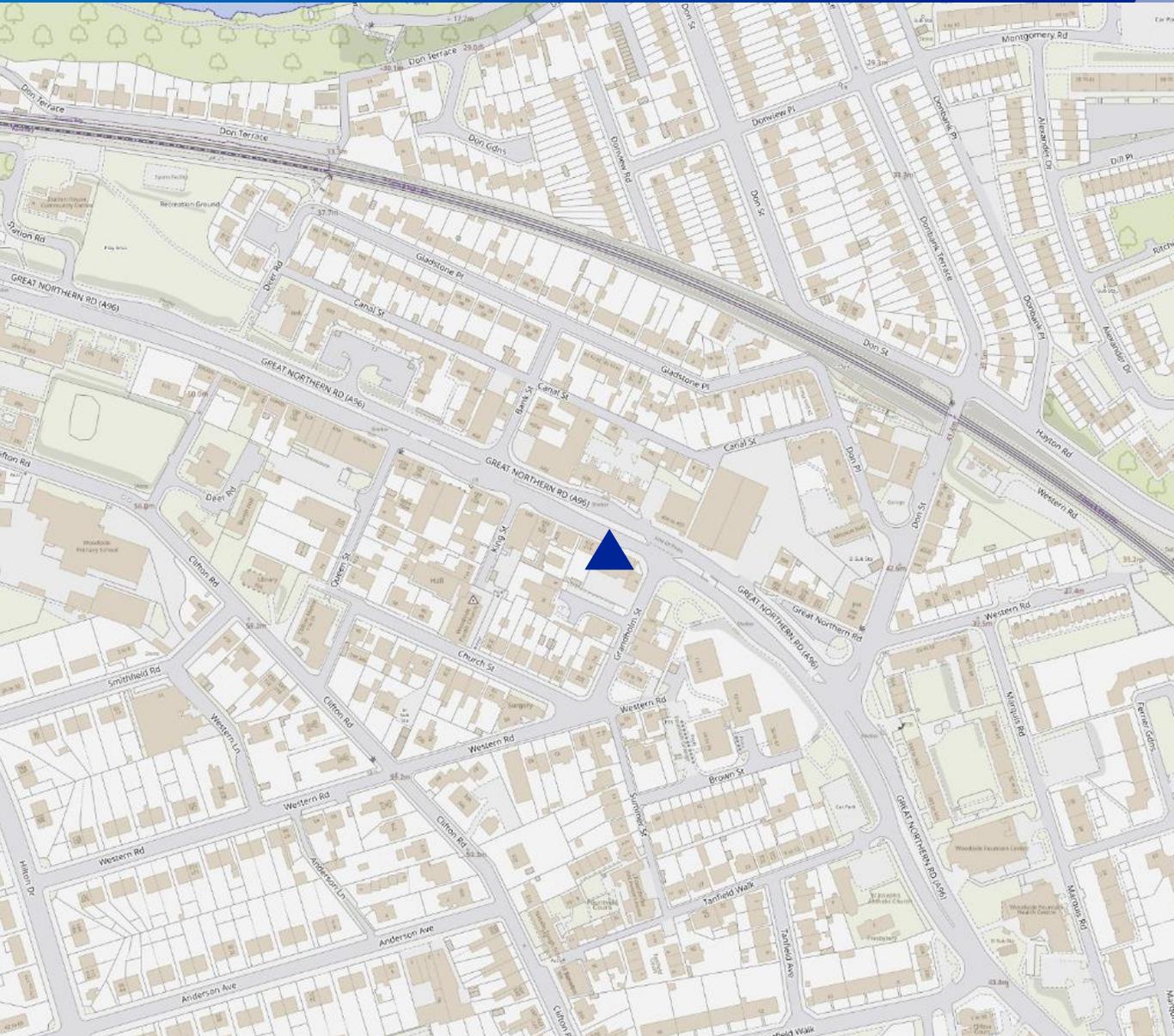
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# Location

415 GREAT NORTHERN ROAD, ABERDEEN, AB24 2EU



The subjects are located on the South Side of Great Northern Road at the street's junction with Grandholm Street. The location is mixed use in nature with a large number of residential units in the immediate vicinity along with various commercial uses to include retail takeaway and leisure uses.

Great Northern Road is also a main arterial route within the City and accordingly the location benefits from good levels of prominence and passing trade.



FIND ON GOOGLE MAPS



# Description

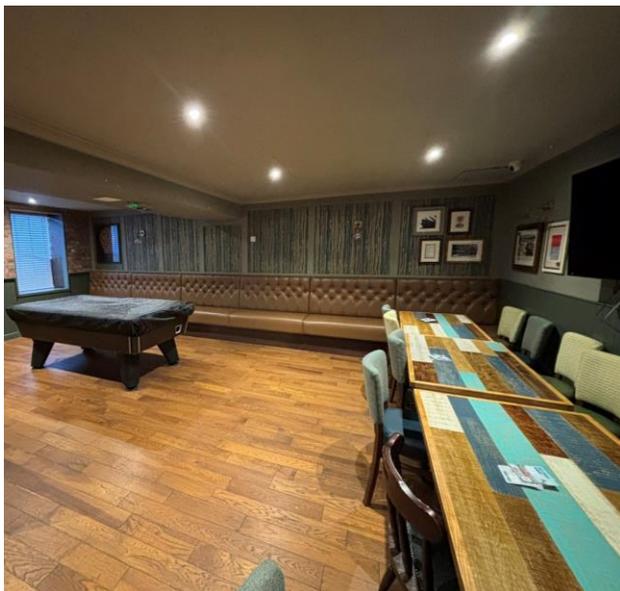
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The subjects comprise of a prominent ground floor of a two storey and attic building of traditional granite and slate building. The premises have various windows and entrances from Great Northern Road and accordingly benefit from a good frontage to the street.

Internally, the accommodation is laid out to provide a bar area, separate lounge, male and female w.c. facilities with a kitchen, store and beer cellar to the rear.

The accommodation is well presented for its current use having recently been refurbished in part.



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	256.09	2,756

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental & Lease Terms

£18,500 per annum.

The subjects are available on a new full repairing and insuring lease of negotiable duration.

## Price

£100,000 exclusive of VAT.

## Rateable Value

The property is currently entered into the valuation roll at a rateable value of £20,500.

An ingoing occupier/purchaser will have the opportunity to appeal this figure.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'G'.

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

## VAT

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

## 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.

## Get in Touch

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



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**James Cavanagh**

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**Shepherd Chartered Surveyors**

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## 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.

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