

FOR SALE

Restaurant Premises

Located in heart of Ellon town centre

Planning approved to sub-divide premises to form restaurant and takeaway

Size – 287.77 SQM (3,098 SQFT)

Price : Offers over
£300,000



10 BRIDGE STREET, ELLON, AB41 9AA

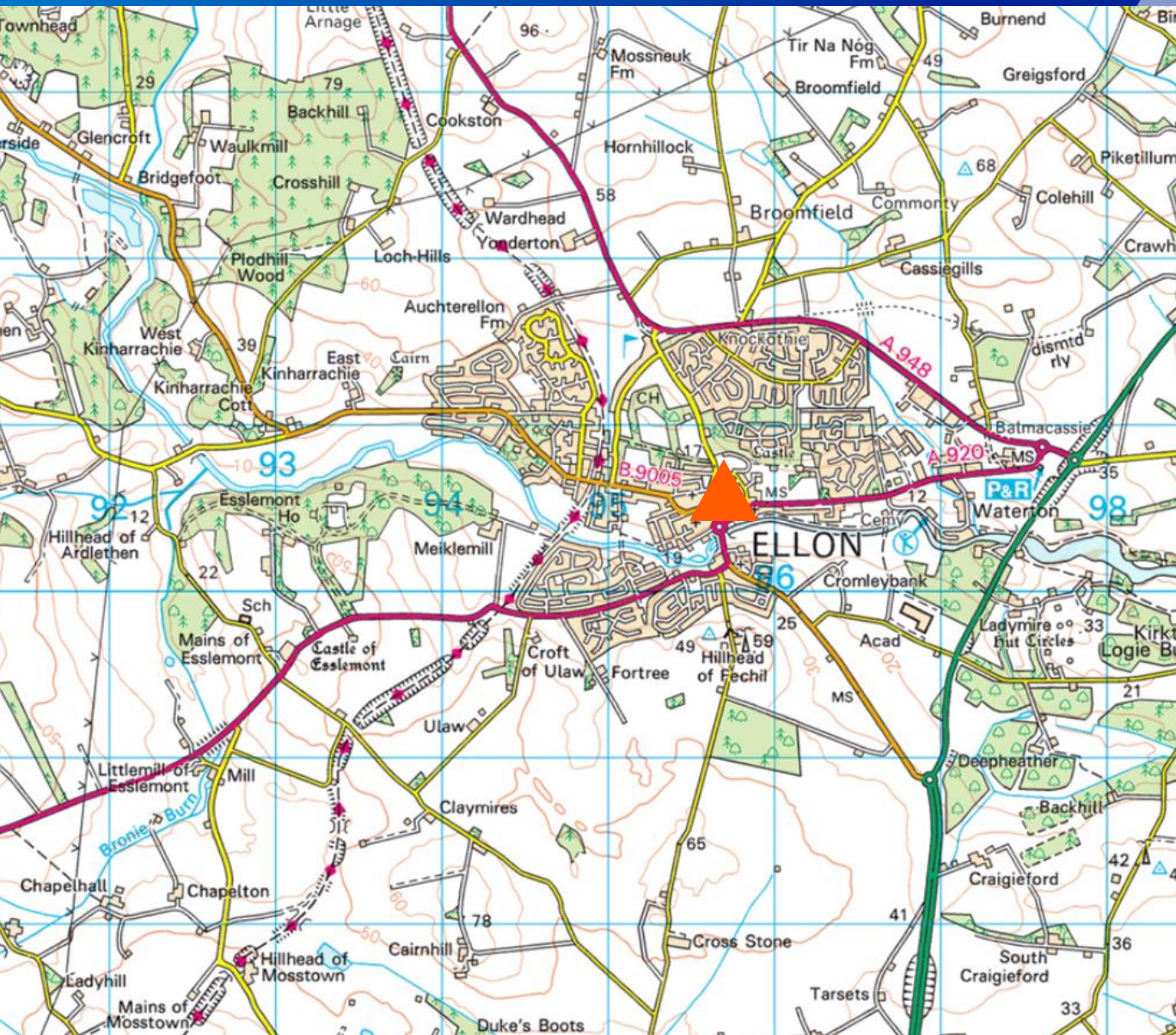
CONTACT: **Melanie Grant**, melanie.grant@shepherd.co.uk | 01224 202814 | shepherd.co.uk





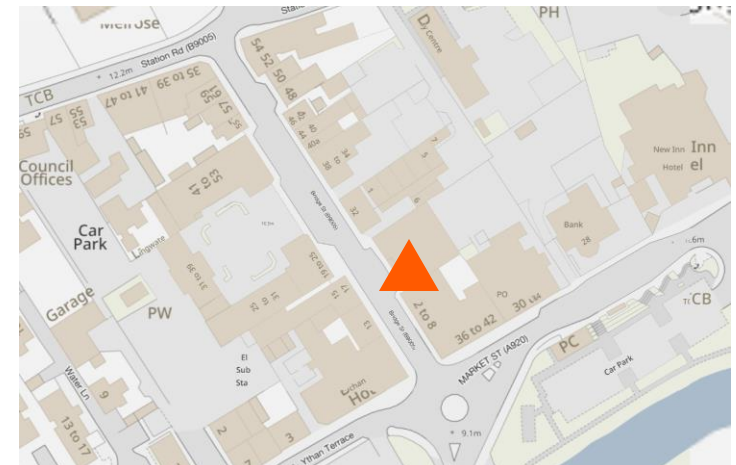
Location

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The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. The town serves as one of the main service and employment centres for the south part of Formartine and is a well-established commuter town for Aberdeen.

The property itself is situated on the east side of Bridge Street within the heart of Ellon town centre and accordingly, the subjects benefit from good levels of passing trade, both vehicular and pedestrian. Surrounding occupiers within the locale are largely of a retail nature, with a variety of both local and national traders.



Restaurant Premises

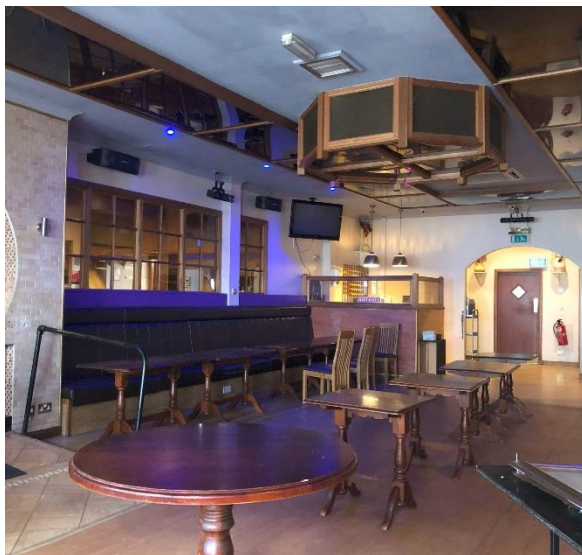
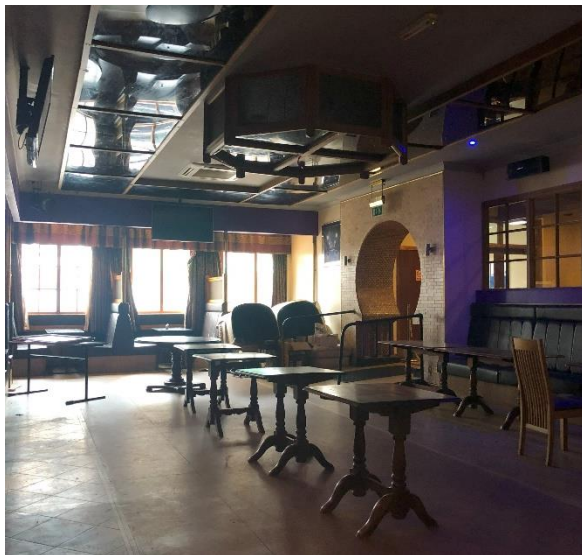


FIND ON GOOGLE MAPS



Description

10 BRIDGE STREET, ELLON, AB41 9AA



The subjects comprise a single storey licensed restaurant, which benefits from a prominent frontage onto Bridge Street. The front is formed by a range of timber and glass display windows, incorporating a double leafed timber and glass entrance door. The roof over is pitched, hipped and clad in asbestos cement sheeting.

Internally, the subjects comprise a fully fitted restaurant and bar premises. To the left-hand side of the premises and upon entry, there is a customer waiting area along with a fitted timber bar. The right-hand side of the premises features an open plan dining area, a mix of bench seating and free-standing table and chairs provide various dining options, having a capacity of approximately 72 covers. To the rear of the premises there is a fully fitted commercial kitchen, as well as staff facilities and customer toilets. Within the main customer areas, the floors are overlaid with a mix of tiles, timber and vinyl/laminate flooring, with walls and ceilings being mainly lined in painted plasterboard.

Accommodation

| | m ² | ft ² |
|-------|----------------|-----------------|
| TOTAL | 287.77 | 3,098 |

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).



Price

Offers over £300,000 exclusive of VAT.

Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £29,250 per annum.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'C'.

Further information and a recommendation report is available to seriously interested parties on 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 incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Get in Touch

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



Melanie Grant

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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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