



# FOR SALE / MAY LET

## LICENCED BAR AND RESTAURANT

### Investment Opportunity:

- Passing Rental of £24,000 per annum
- Leased Until 15th September 2026

### OR

Vacant Possession Available for a New Operator

Potential Development Opportunity in Upper Floors

Gross Internal Area – 590.68 SQM (6,358 SQFT)

Central Location Opposite New Aberdeen Market

Offers in the region £190,000



WHAT 3 WORDS

**11 MARKET STREET, ABERDEEN, AB11 5PY**

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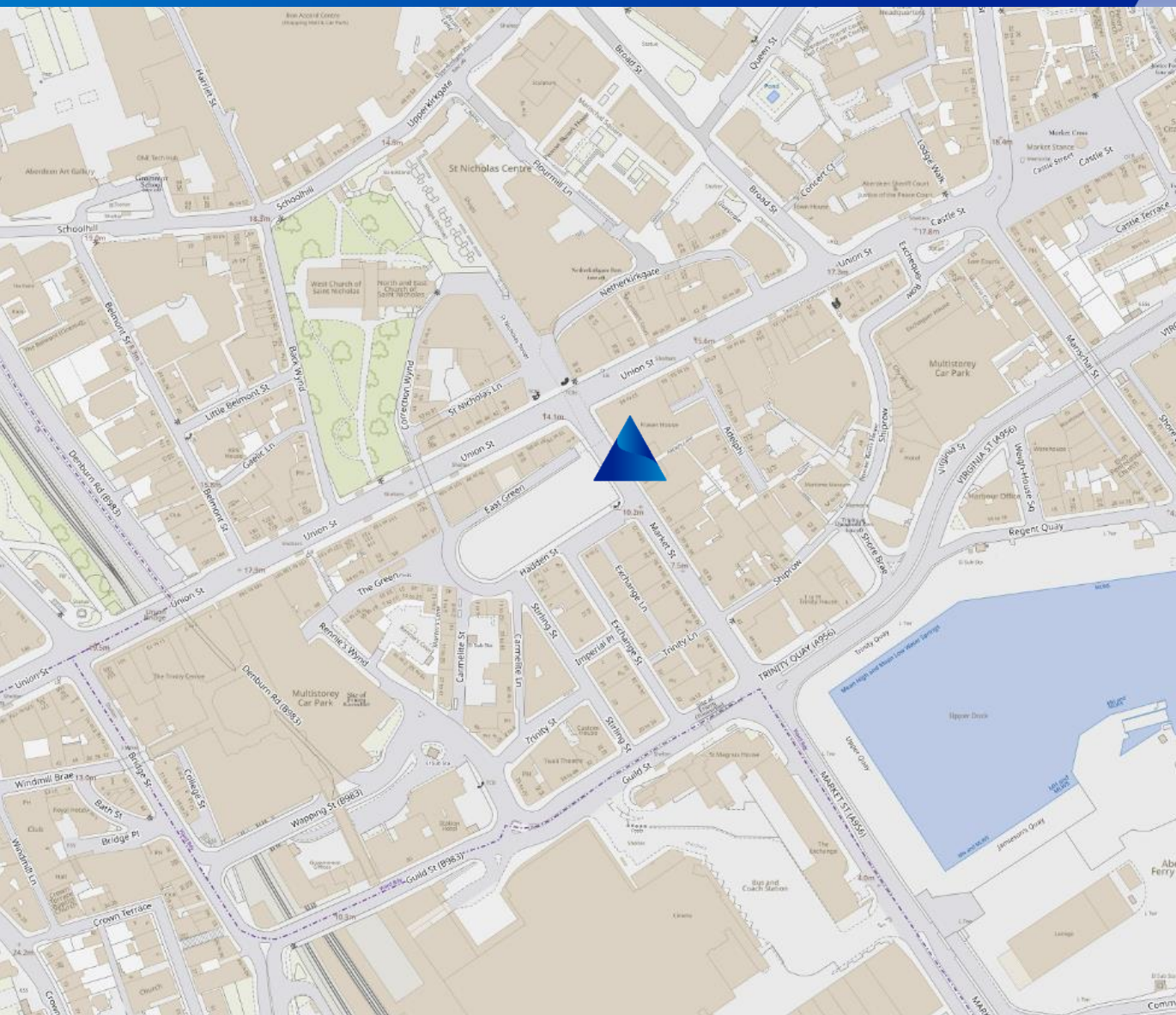






# Location

11 MARKET STREET, ABERDEEN, AB11 5PY



The subjects are situated on the east side of Market Street, immediately to the south of the junction with Union Street, Aberdeen's main commercial and retail thoroughfare. Market Street provides one of the main pedestrian routes between Union Street and Union Square development and as such the subjects benefit from high levels of pedestrian and vehicular traffic.

The premises is immediately adjacent the new Aberdeen Market which is under construction and scheduled for completion early 2027. The market is set to be a focal point for the city centre as per the local authority's city centre masterplan.

Other occupiers within the vicinity are present include The Rox Hotel, Wilson's Sports Bar, Grampian Health Store and Zen Spa.

Licensed Bar and Restaurant Investment  
OR  
Vacant Possession Opportunity for New Operator



FIND ON GOOGLE MAPS



# Description

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The property comprises a mid-terraced three storey, basement and attic building constructed of traditional granite stone with a pitched and slate roof. The property is currently utilised as a licenced bar and restaurant with ancillary accommodation. Internally the property is laid out to provide the following accommodation:-

> **Basement:** Male and Female toilets, beer cellar, stores, tank and pump room.

> **Ground Floor :** Bar area, disabled toilet and store.

> **First Floor:** Dining area, kitchen, staff room, staff toilets, store, boiler room and dishwashing room

> **Second Floor & Attic:** Ancillary Storage at present, with potential for conversion as an additional kitchen / staff room and offices, or a residential redevelopment (subject to planning)

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Basement</b>	116.31	1,252
<b>Ground Floor</b>	129.99	1,399
<b>First Floor</b>	157.36	1,694
<b>Second Floor</b>	112.36	1,209
<b>Attic</b>	74.66	804
<b>TOTAL</b>	<b>590.68</b>	<b>6,358</b>

The above floor areas have been taken from on site measurements on a Gross Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.





## Tenancy Details

The subjects are currently let to S&G Aberdeen Limited (SC387715) at an annual rent of £24,000 per annum.

The lease commenced on the 16th September 2016 for a period of 10 years on a full repairing and insuring basis.

Full lease documentation can be provided to interested parties upon request.

## Vacant Possession

The subjects can be made available to a new operator to purchase as Vacant Possession, with further details available upon request.

## Price

Offers in the region of £190,000 is sought for our clients interest in the premises.

## Lease Terms

A New Lease may be granted on the basis of Full Repairing and Insuring Terms of negotiable duration. Further details are available on request.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £24,500, resulting to an annual Net Liability of £12,325.50.

## Energy Performance Certificate

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

Further information and a recommendation report can be made available to seriously interested parties upon request.

## VAT

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

## Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the purchaser being responsible for the cost of LBTT, Registration dues etc.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE APRIL 2025

## Get in Touch

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



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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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