



# FOR SALE

## Public House with lounge bar

Size – 369.93sqm (3,982sqft)

Previous trading figures available upon request

Prominent corner location

Well known within the local area

Price – offers in the region of £150,000



FIND ON GOOGLE MAPS

## THE KITTYBREWSTER BAR, 69-71 POWIS TERRACE, ABERDEEN, AB25 3PY

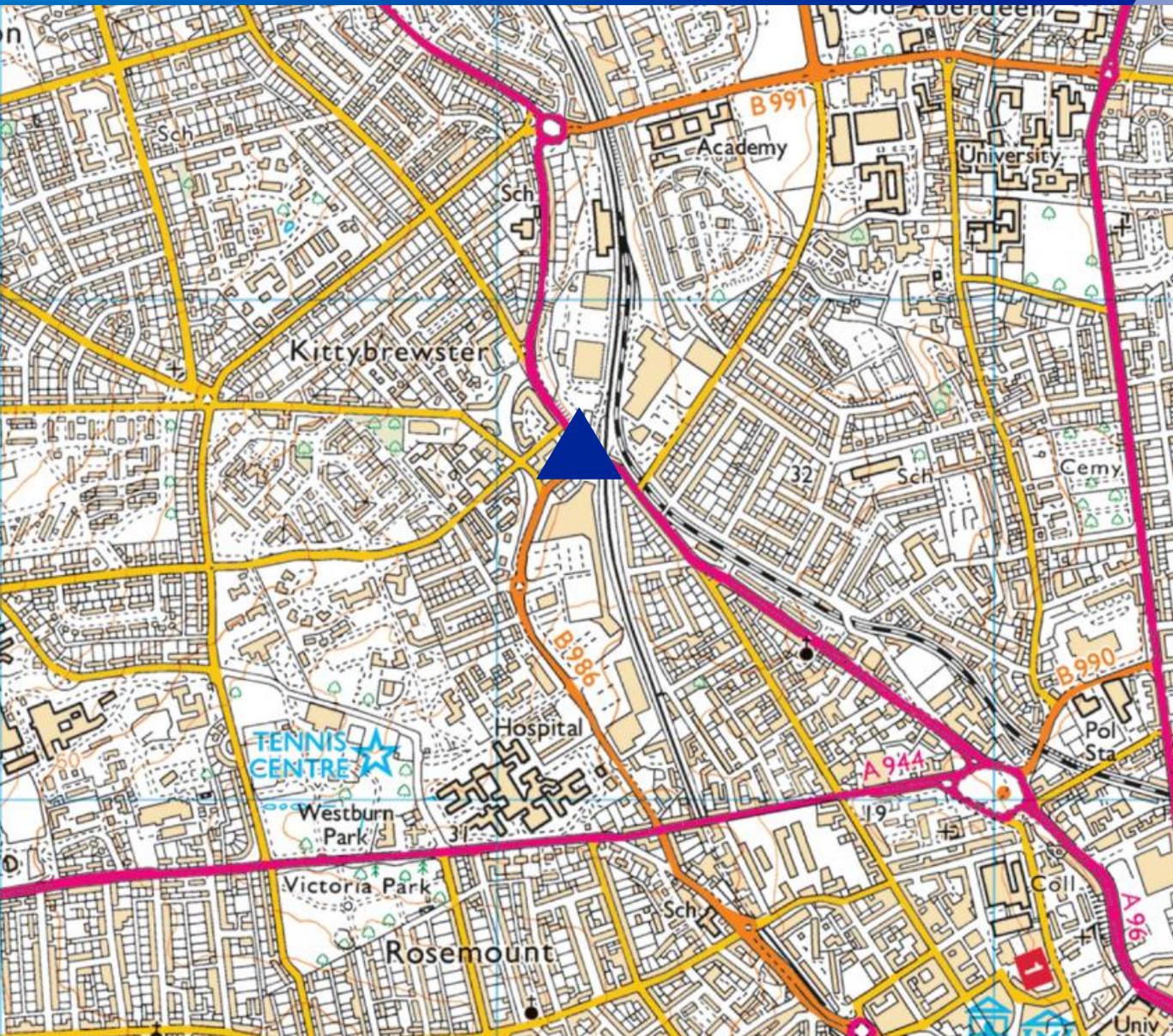
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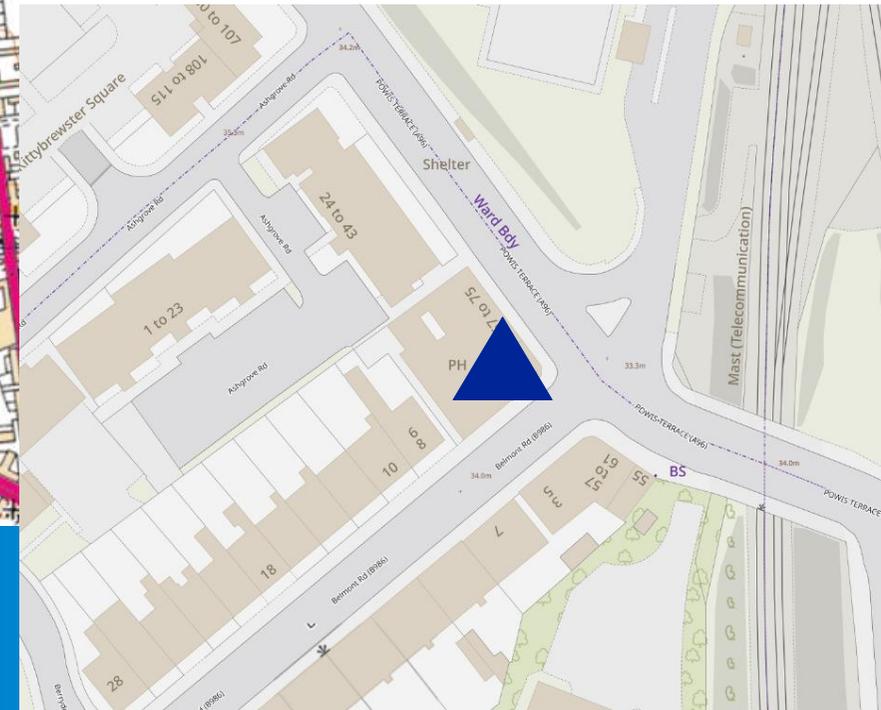
# Location

KITTYBREWSTER BAR, 69-71 POWIS TERRACE,  
ABERDEEN, AB25 3PY



The subjects are situated on the west side of Powis Terrace on the corner of its junction with Belmont Road in the Kittybrewster area of Aberdeen, approximately 1½ miles north of the city centre. Powis Terrace is part of the A96 leading on to Great Northern Road which forms a major route in and out of the city.

Surrounding properties are in a mix of commercial and residential uses with Kittybrewster Retail Park immediately opposite the subjects.





# Description

KITTYBREWSTER BAR, 69-71 POWIS TERRACE,  
ABERDEEN, AB25 3PY



The subjects comprise of a Public House on part of the ground floor of a two storey, basement and attic traditional building.

The main building is of granite construction having a mansard style slated roof incorporating dormer projections.

The property extends to the rear by way of various part single, part two storey extensions in a mixture of stone and concrete block construction.

Internally at ground level, the floors are in a mix of solid or suspended timber construction with the space generally inter-connecting and split to form public bar, lounge bar, kitchen, utility, office and customer and staff toilets.

Access to the basement is by way of a timber stair located adjacent to the bar counter in the public bar.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Public Bar, Lounge Bar, Kitchen, Toilets	293.94	3,164
<b>Basement</b>		
Beer Cellar & stores	75.99	818
<b>Total</b>	<b>369.93</b>	<b>3,982</b>

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



## Current Use/Alternative uses

The premises are currently utilised as a Public House which is a Sui generis use within The Town and Country Planning (Use Classes) (Scotland) Order 1997.

## Price

Offers in the region of £150,000 are invited.

## Rateable Value

The subjects are entered into the valuation roll as of 1st April 2023 at £24,000 however this will decrease to £22,750 from 1st April 2026 as part of the 2026 revaluation. A purchaser would have the opportunity to appeal this figure.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of "F". 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 will be responsible for any Land and Building Transaction Tax (LBTT) Registration Dues, if applicable.



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## 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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