

**AVAILABLE DUE TO A CHANGE IN PERSONAL CIRCUMSTANCES
STAFF UNAWARE**

TO LET



**Fully Fitted Restaurant
Premises**

Located within Aberdeen City Centre

Restaurant will continue to trade and
no direct approach to staff should be
made

Size – 537.43 SQM (5,785 SQFT)

Rental - £60,000 per annum

Premium – Offers invited



FIND ON GOOGLE MAPS

263 UNION STREET, ABERDEEN, AB11 6BR

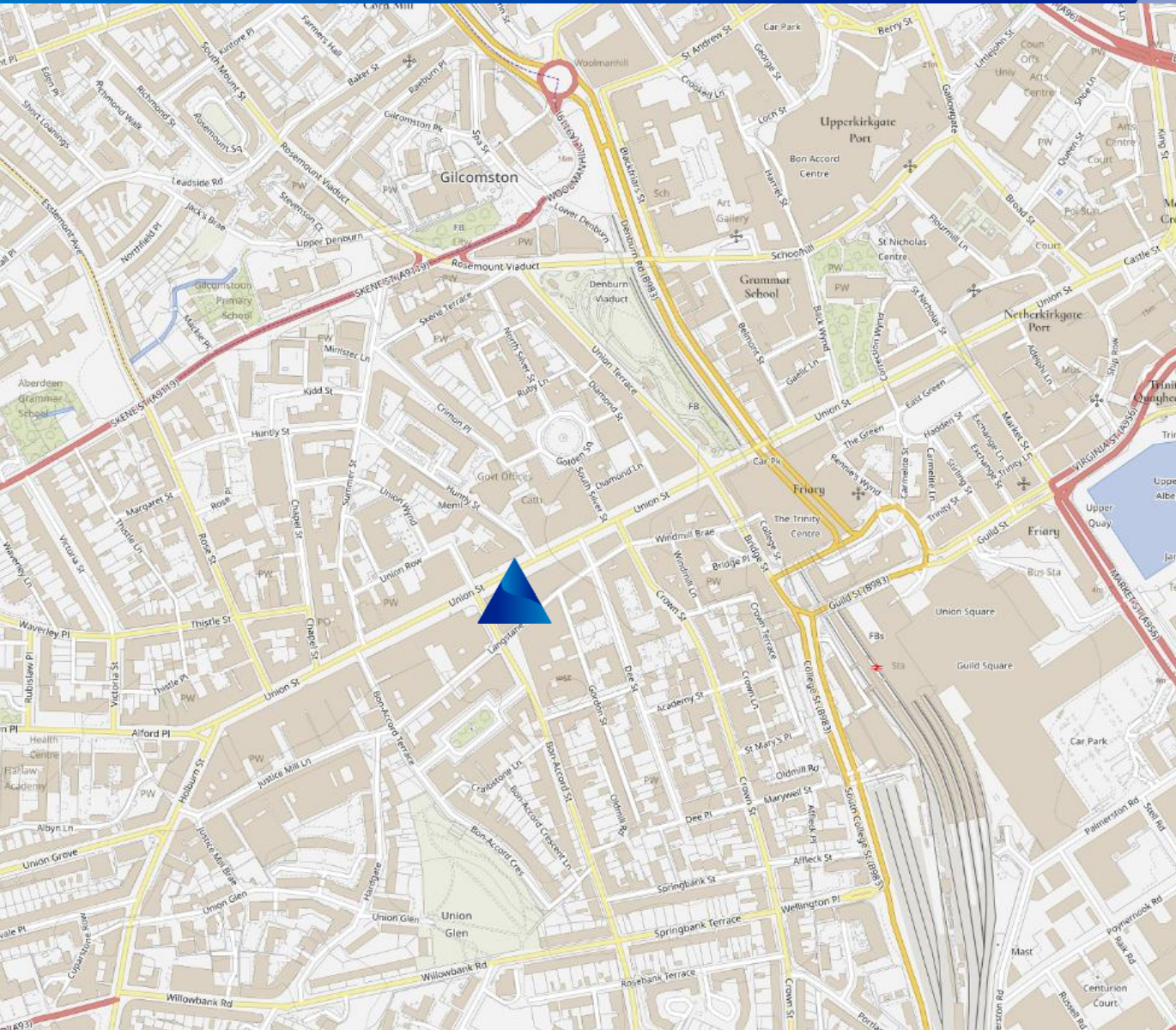
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Location

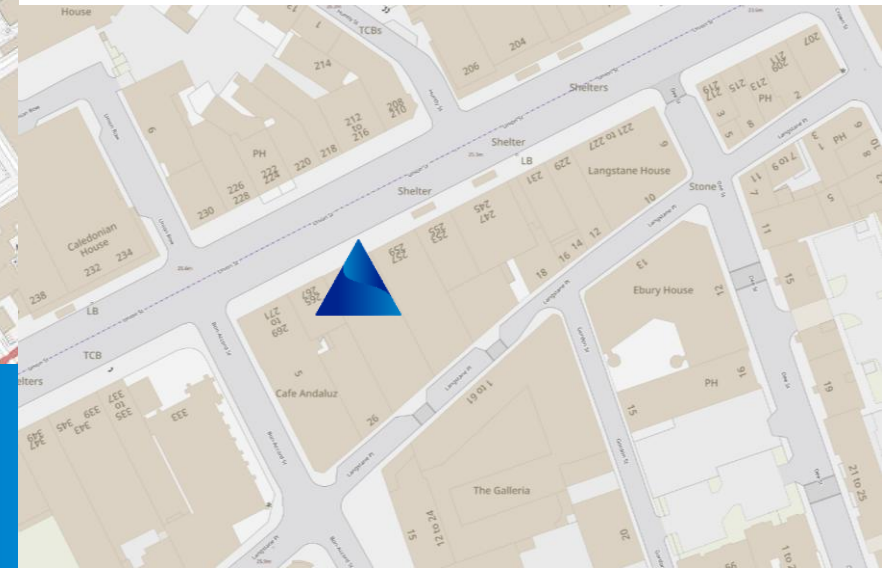
263 UNION STREET / 24 LANGSTANE PLACE,
ABERDEEN, AB11 6BR



The subjects are located on the south side of Union Street, between its junctions with Bon Accord Street and Huntly Street. Union Street comprises Aberdeen's primary commercial thoroughfare.

The property is located to the western end of Union Street, with office developments in the form of The Capitol and The Silver Fin found in close proximity. The property also has a boundary to Langstane Place to the rear which provides additional access.

There are numerous commercial occupiers in the vicinity including Digby Brown Solicitors, Trailfinders and So.



Fully Fitted City Centre Restaurant Premises



Description

263 UNION STREET / 24 LANGSTANE PLACE,
ABERDEEN, AB11 6BR



The subjects comprise a fully fitted ground and basement restaurant which our client has fitted out to an extremely high standard.

The building of which the subjects form part is of traditional granite stonework construction, with the roof over being pitched and clad in slate, incorporating dormer projections. To the front, the subjects have a glazed frontage at ground floor level, with a signage fascia above. The extensions to the rear are of similar construction and finish to the main building.

Internally, the ground floor of the subjects provides the main restaurant accommodation, along with commercial kitchen. The restaurant space has a mix of laminate and tiled floor coverings, with walls being predominantly timber lined. Ceilings are of painted lath and plaster with artificial lighting provided via a mix of spot and pendant fittings. The accommodation is fully fitted with a mix of freestanding tables and chairs and bench seating. There is a bar counter to the side which has associated beer pumps, fridges and till. To the rear is the kitchen, which has a lino floor and a mix of plastic panelled and metal clad walls, along with a suspended ceiling grid and inbuilt lighting. The kitchen contains a full range of commercial cooking apparatus including cookers, preparation areas, fryers and an extraction system.



Accommodation

	m ²	ft ²
Ground Floor	256.99	2,766
Lower Ground Floor	280.44	3,018
	537.43	5,785

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



Rental

£60,000 per annum exclusive of VAT.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Any medium to long term lease durations will be subject to upward only rent review provisions.

Premium

Our clients are seeking a premium for the benefit of the property being fully fitted and as such ready for an incoming tenant to trade immediately.

Offers are invited in this respect.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £48,250. We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

Available 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 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:



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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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