



**TO LET /
FOR SALE**

City Centre Restaurant

Licensed premises

Fully fitted

Kitchen equipment available by
separate negotiation

Size – 105.47 SQM (1,135 SQFT)

Rental - £15,000 per annum

Price - £150,000

VIRTUAL TOUR 

28 ADELPHI, ABERDEEN, AB11 5BL

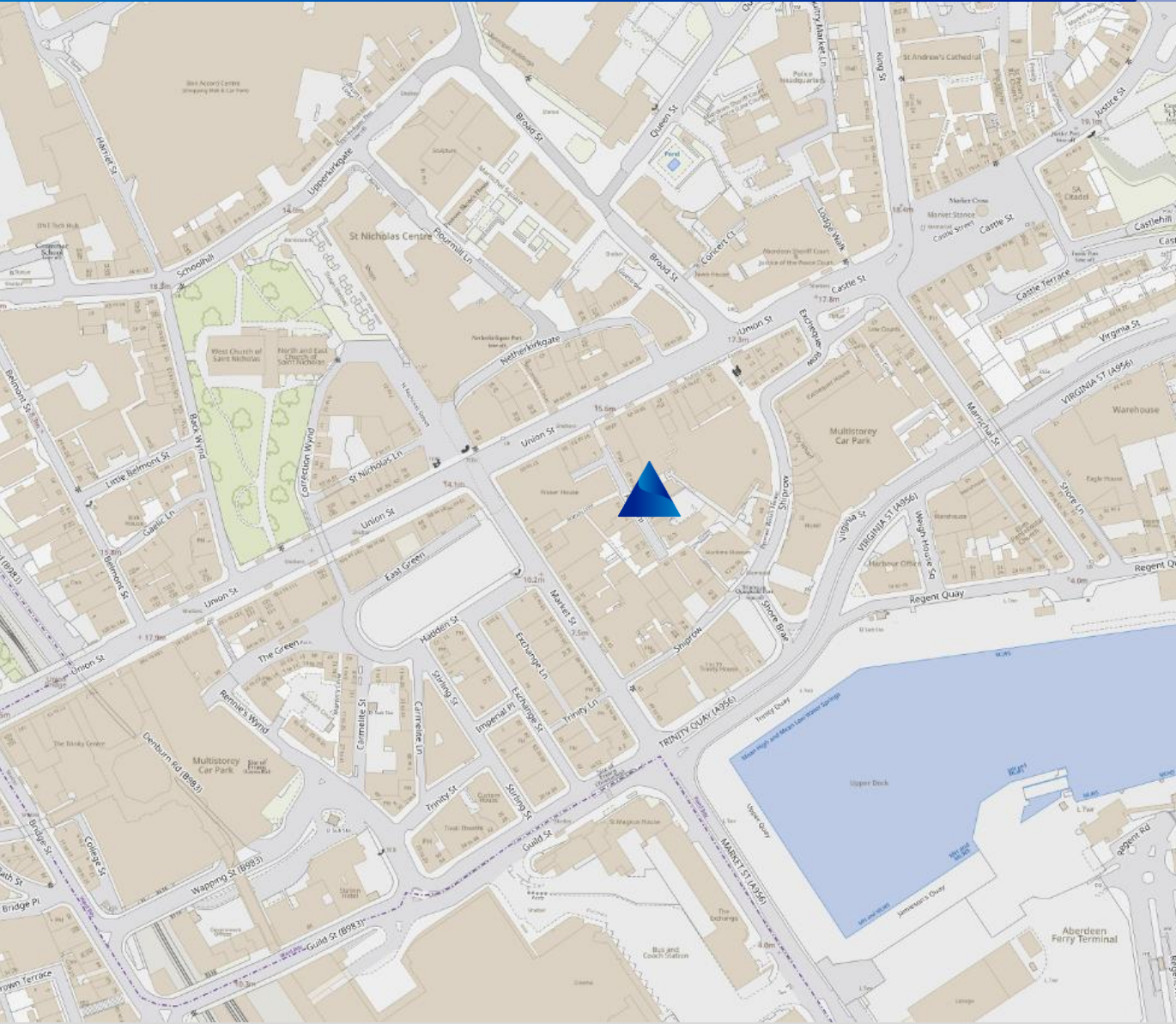
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SHEPHERD
COMMERCIAL



Location

28 ADELPHI, ABERDEEN, AB11 5BL



The property is located within the Adelphi which comprises a small cul-de-sac located off the east end of Union Street and accordingly benefits from a central location within the City. The surrounding properties are predominantly in commercial use at ground floor and residential use above.

**City Centre Restaurant
Premises**



FIND ON GOOGLE MAPS



Description

28 ADELPHI, ABERDEEN, AB11 5BL



The subjects comprise a fully fitted restaurant arranged over ground floor within a 4 storey and attic granite building. The frontage is formed by glazed windows and glazed pedestrian doorway, with signage fascia above.

Internally, the subjects provide an open plan seating area able to cater up to 40 covers, with a bar area and W.C. facilities to the rear. The right side of the property comprises a fully fitted kitchen.

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. Natural light is provided by the glazed frontage, and artificial light is by way of spotlights. There is a basement which is accessed via a hatch and provides storage accommodation. Heating is by way of electric panel heaters.

Accommodation

	m ²	ft ²
TOTAL	105.47	1,135

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).



Rental

£15,000 per annum.

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease of negotiable duration.

Price

£150,000 is sought for our client's interest in the premises.

Premium

There shall be a premium payable for the kitchen equipment, fit out and license in respect of the premises.

Rateable Value

The Rateable Value for the property as of 1st April 2026 is shown on the Scottish Assessors' website as £18,750.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

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 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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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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