

**FOR SALE**

**Restaurant/Bar  
Premises**

Licensed Premises

City Centre Location

Popular Mixed-Use Area

Size – 237.08 SQM (2,552 SQFT)

Price - £350,000



WHAT 3 WORDS

**THE BRAIDED FIG, 39 SUMMER STREET, ABERDEEN, AB10 1SB**

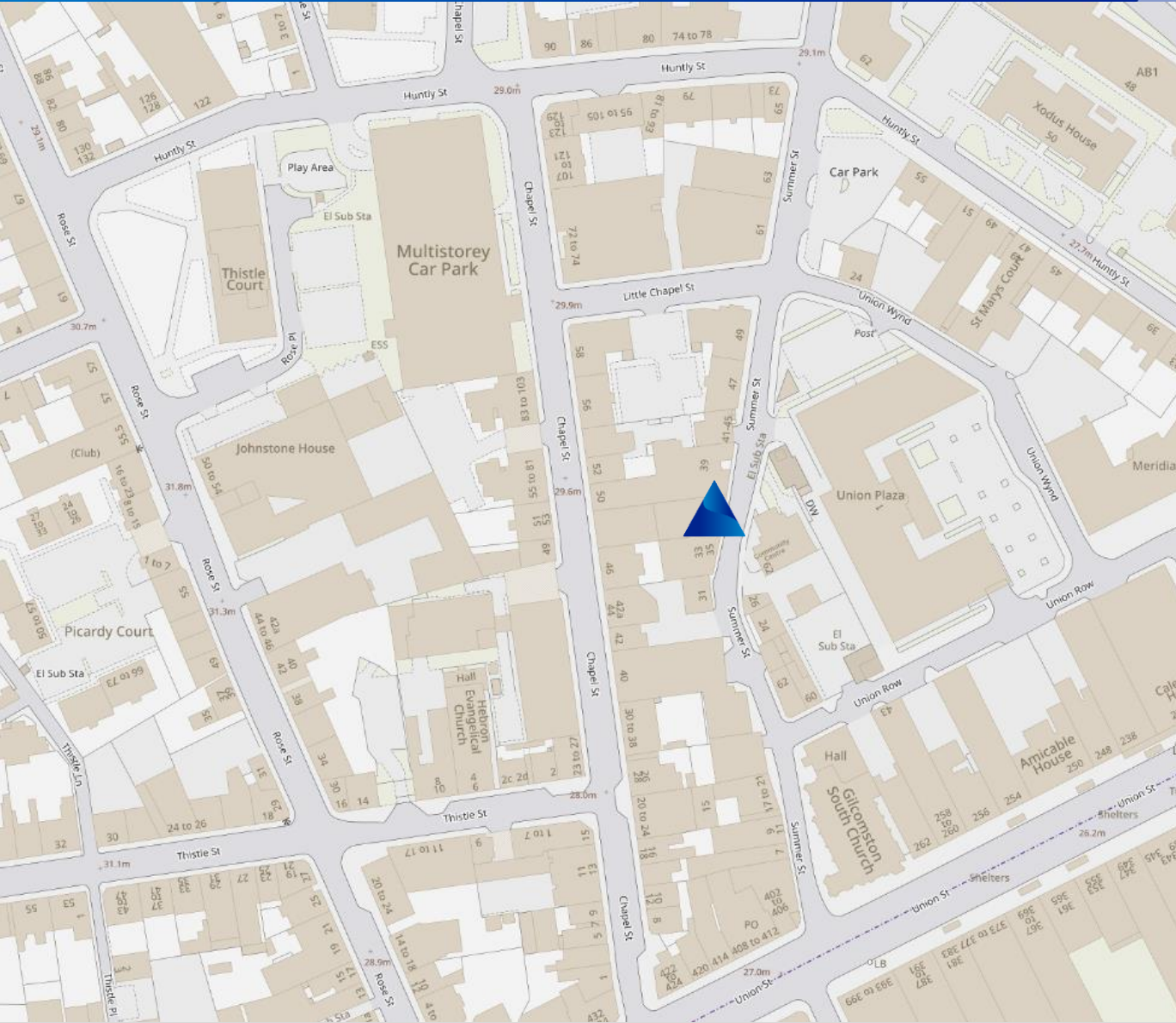
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# Location

BRAIDED FIG, 39 SUMMER STREET,  
ABERDEEN, AB10 1SB



The property is on the west side of Summer between its junctions with Union Row and Union Wynd.

The location is easily accessible due to its City Centre location, with Union Street, the main thoroughfare within the city centre being immediately to the south of the premises.

The area is generally mixed use in nature with public house, restaurant, retail, office and residential uses all being in close proximity.

Parking is available on the surrounding streets on a pay and display basis along with Chapel Street multi-storey car parking being a short distance from the location.

Restaurant Premises within  
Aberdeen City Centre



FIND ON GOOGLE MAPS



# Description

BRAIDED FIG, 39 SUMMER STREET,  
ABERDEEN, AB10 1SB



**The subjects comprise a fitted licensed restaurant premises arranged over ground and first floor levels.**

At ground floor the subjects provide restaurant accommodation along with an associated bar area. Customer w.c. facilities are located to the side of the premises, accessed directly from the restaurant area.

Kitchen facilities are located on the same level, to the rear of the bar area.

The ground floor benefits from high levels of natural light due to extensive glazing to the main elevation.

The first floor provides office, storage area and staff facilities with further storage/beer cellular located in an external store.





## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	180.39	1,942
<b>First Floor</b>	44.83	483
<b>Store</b>	11.86	128
<b>TOTAL</b>	<b>237.08</b>	<b>2,552</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).

## Price

£350,000 exclusive of VAT is sought for our client's interest in the premises.

## Rateable Value

The Rateable Value for the property as of 1st April 2026 is shown on the Scottish Assessors' website as £36,250.

A purchaser will have the opportunity to appeal this figure.

## 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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## 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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