

## KITCHEN PREMISES / RESTAURANT

- > CHANGE OF USE TO CLASS 3  
GRANTED IN DECEMBER 2017
- > GIA – 189.82SQM (2,043SQFT)
- > OFFERS INVITED
- > RECENTLY REFURBISHED  
INTERNALLY AND EXTERNALLY
- > ADJACENT TO NEW PAPA JOHNS  
TAKEAWAY

FOR SALE

**1 BANK STREET, ABERDEEN, AB11 7ST**

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## LOCATION

The subjects are located in Aberdeen City Centre and occupy a prominent position at the Bank Street and South College Street junction. More specifically, the property is located on the south side of Bank Street and forms part of the former Ferryhill Tavern.

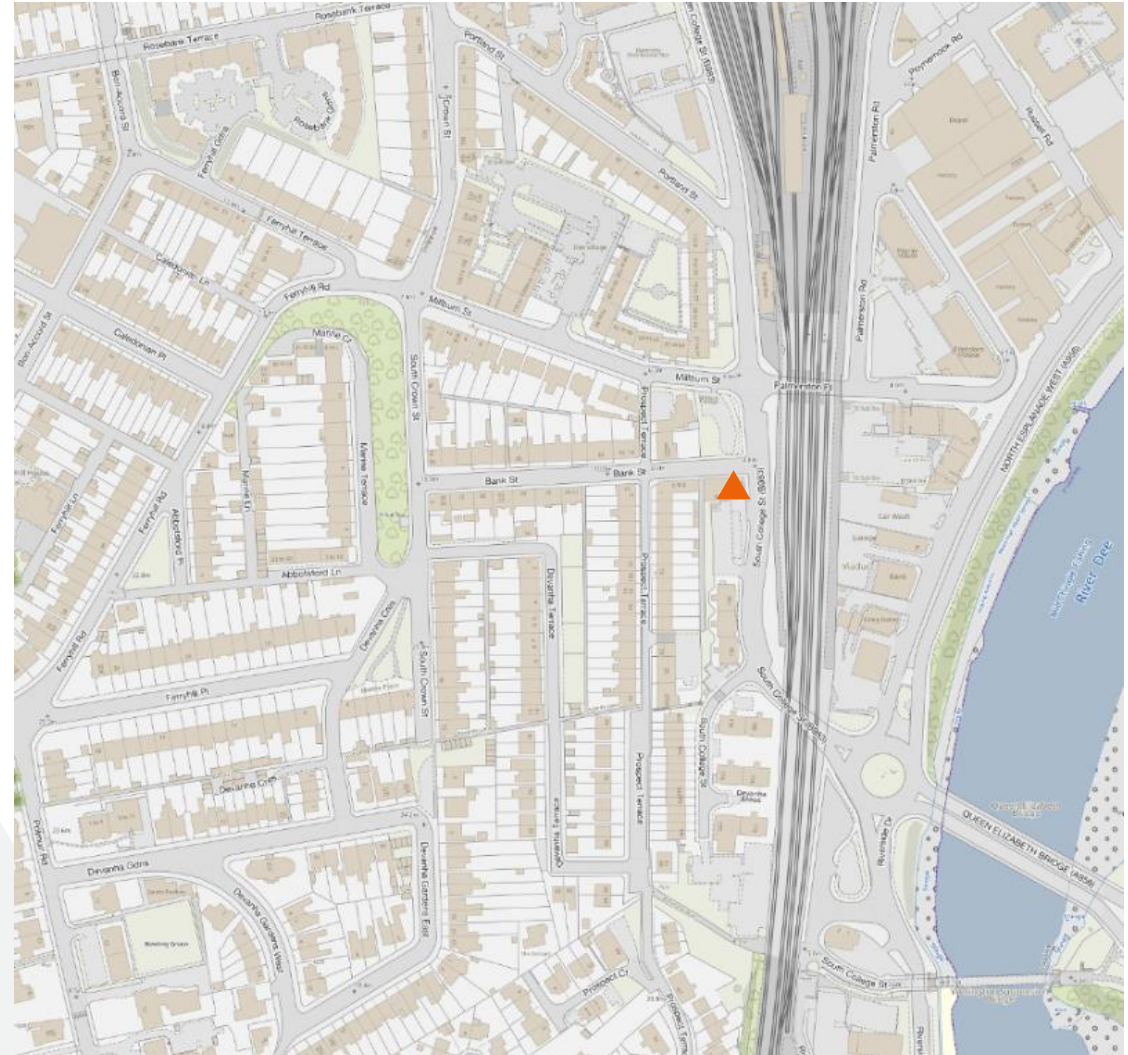
Aberdeen's Railway and Bus Station are just a short distance from the subjects along with Union Square, which is one of Aberdeen's main shopping and leisure destinations.

## DESCRIPTION

The subjects comprise of two single storey buildings of blockwork and timber construction with part of the upper ground floor being constructed over part of the lower ground floor all under a flat felt covered roof.

Internally the space is laid out to provide a potential seating area within the lower ground floor and a kitchen, preparation area and toilet within the upper ground floor.

The flooring is a mixture of concrete and suspended timber with the walls being to the inside face of the blockwork and painted plasterboard. Lighting is provided by LED fitments.



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	93.03	1,001
Upper Ground Floor	96.79	1,042
<b>Total</b>	<b>189.82</b>	<b>2,043</b>

The abovementioned areas have been calculated from architects plans on a gross internal area basis in accordance with the RICS code of measuring practice 6th edition.

**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,000.

We would like to point out than an incoming occupier would have the opportunity to appeal this Rateable Value.

**PRICE**

Offers are invited.

**ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC Rating of 'D'

**PLANNING**

We have been advised that the subjects were granted class 3 consent in December 2017. Further information can be found on Aberdeen City Council Planning website using reference number 171224/DPP. It should be noted that this consent included the front section of the property which has since had a further change of use and is no longer part of the demise..

We believe the property may be suitable for alternative uses such as office, retail, personal training etc subject to obtaining appropriate consents.

**SERVICES**

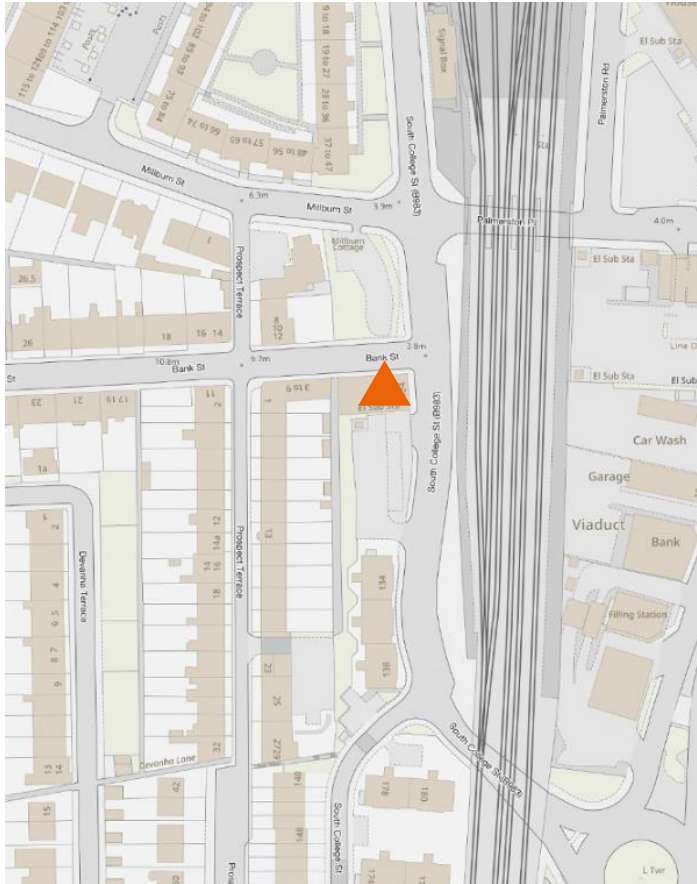
Gas supply and utilities on site.

**VAT**

All rents, prices and premiums quoted are exclusive of VAT.

**VIDEO TOUR**

Please [click here](#) for video tour of the property



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

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