

## PUBLIC HOUSE PREMISES

- > FREE OF TIE OPPORTUNITY
- > FITTED TO A GOOD STANDARD
- > BAR WITH SEPARATE LOUNGE AREA
- > SIZE – 256.09 SQM (2,756 SQFT)
- > RENTAL – £20,000 PER ANNUM
- > PRICE - £185,000



TO LET/FOR SALE

**415 GREAT NORTHERN ROAD, ABERDEEN AB24 2EU**

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## LOCATION

The subjects are located on the south side of Great Northern Road at the street's junction with Grandholm Street. The location is mixed use in nature with a large number of residential units in the immediate vicinity along with various commercial uses to include retail takeaway and leisure uses.

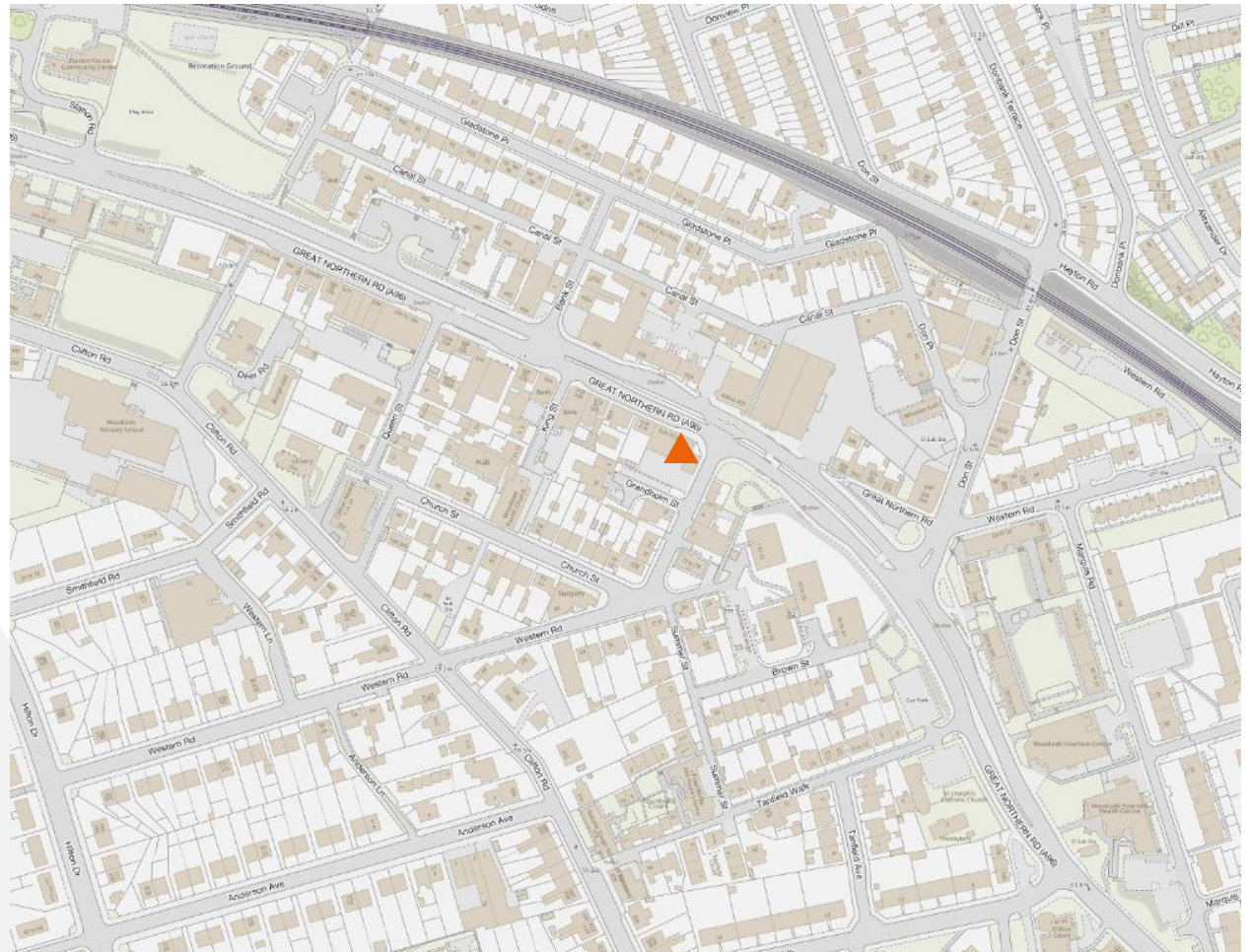
Great Northern Road is also a main arterial route within the City and accordingly the location benefits from good levels of prominence and passing trade.

## DESCRIPTION

The subjects comprise of a prominent ground floor of a two storey and attic building of traditional granite and slate building. The premises have various windows and entrances from Great Northern Road and accordingly benefit from a good frontage to the street.

Internally, the accommodation is laid out to provide a bar area, separate lounge, male and female w.c. facilities with a kitchen, store and beer cellar to the rear.

The accommodation is well presented for its current use having recently been refurbished in part.





## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	256.09	2,756

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

## RENTAL

£20,000 per annum exclusive of VAT

## LEASE TERMS

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

## PRICE

£185,000 exclusive of VAT exclusive of VAT.

## FREE OF TIE OPPORTUNITY

The subjects are available on the basis of being free of tie.

## RATEABLE VALUE

The subjects have a rateable value as of 1st April 2023 of £17,000.

An ingoing occupier/purchaser will have the opportunity to appeal this figure.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## 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.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen AB15 4ZN

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