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## LICENSED PREMISES

- > POPULAR PROFITABLE BAR AND RESTAURANT
- > PROMINENT LOCATION
- > LOCATED WITHIN BUSY RESIDENTIAL AREA
- > GROWING TURNOVER AND PROFIT
- > LARGE SITE FOR FUTURE EXPANSION/ REDEVELOPMENT

**FOR SALE**  
Confidential-Staff Unaware

**THE PLOUGHMAN, 40 NORTH DEESIDE ROAD, PETERCULTER, AB14 0QN**

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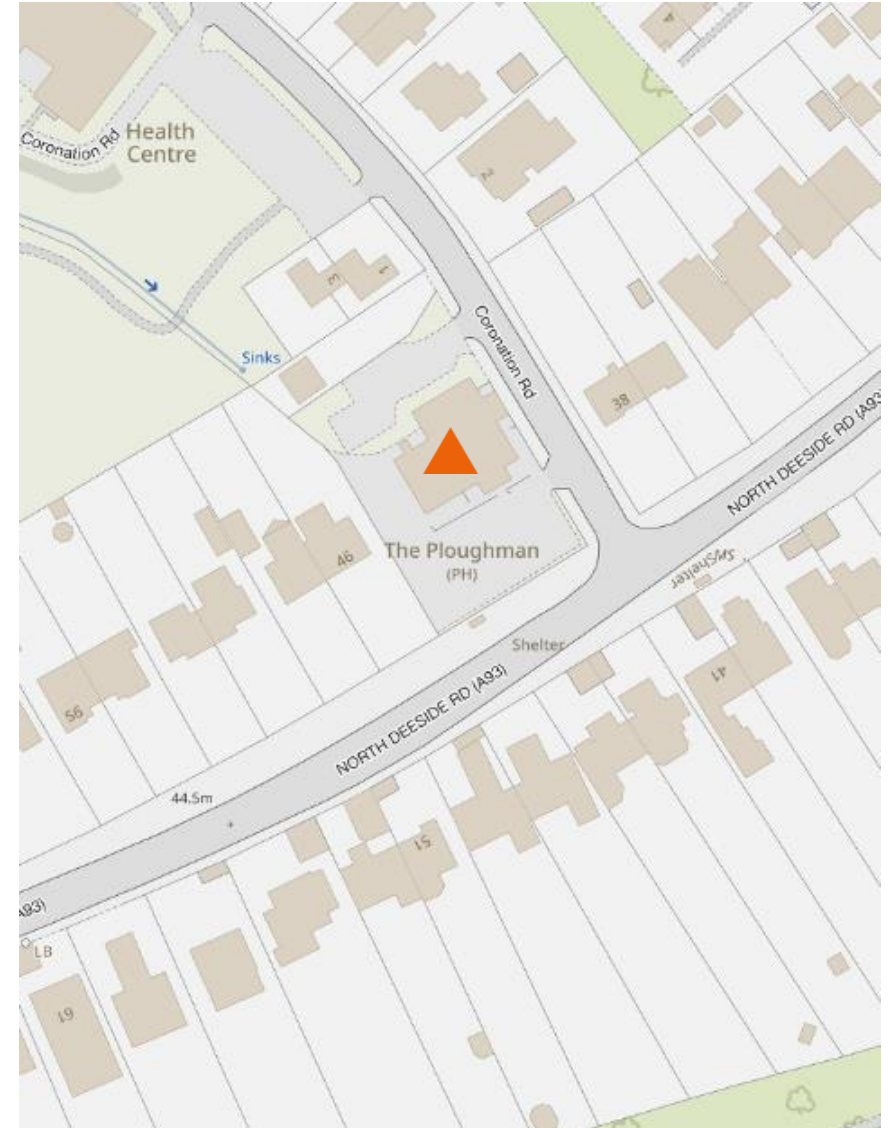
### LOCATION

Aberdeen with a population of 264,000, and a catchment of around 550,000 represents Scotland's third largest city.

The subjects are situated at the north side of North Deeside Road, at its junction with Coronation Road, within the Peterculter area of Aberdeen. The property is located in close proximity to the Aberdeen Western Peripheral Route and accordingly benefits from good transportation links to all parts of the City and beyond.

The property is located within a prominent location on North Deeside Road, and benefits from a high level of passing traffic. It is consequently very visible and accessible.

Peterculter is a popular district within Aberdeen which has a population of around 4,500. There are a limited number of bars and restaurants in the area, benefitting the subject unit.



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**LOCATION**



**DESCRIPTION**

The Ploughman represents a long-established successful restaurant and bar business which offers potential for further development.

The business is accommodated in a detached, single-storey property of blockwork construction, externally harled. The roof over is clad in metal sheeting, with sections of pitched tiled roof to the front and side elevations. The restaurant and public bar both have separate entrance doors.

An attractive south facing terrace has been developed to the front of the building which benefits from sunshine most of the day. The area, which has recently been further upgraded, provides around 60 covers for al fresco dining.

The property, which has been recently extensively refurbished, provides two principal areas, namely a restaurant and a bar, both of which have been finished to a high standard. The restaurant provides up to 100 covers. The kitchen is fully-fitted with a range of commercial equipment.





The Sports Bar can be accessed via the restaurant, or by a separate entrance doorway to the front of the property. The bar hosts a casual seating area to the front which is also used as an additional 30 overspill covers, with a pool table, darts board and further seating to the rear.

The subjects have a fully operational cellar below ground floor level, with a separate access door for deliveries and stock.

Car parking is provided for 28 vehicles, with a staff/overflow car park located to the rear of the property.

**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Bar/Restaurant	342.72	3,689

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £40,000 per annum.

**TRADING**

The subjects enjoy good levels of sustained trade and profitability. The turnover has been increasing steadily year on year, as has the profitability. The current ownership believe further enhancements in trading performance could be achieved by an incoming occupier.

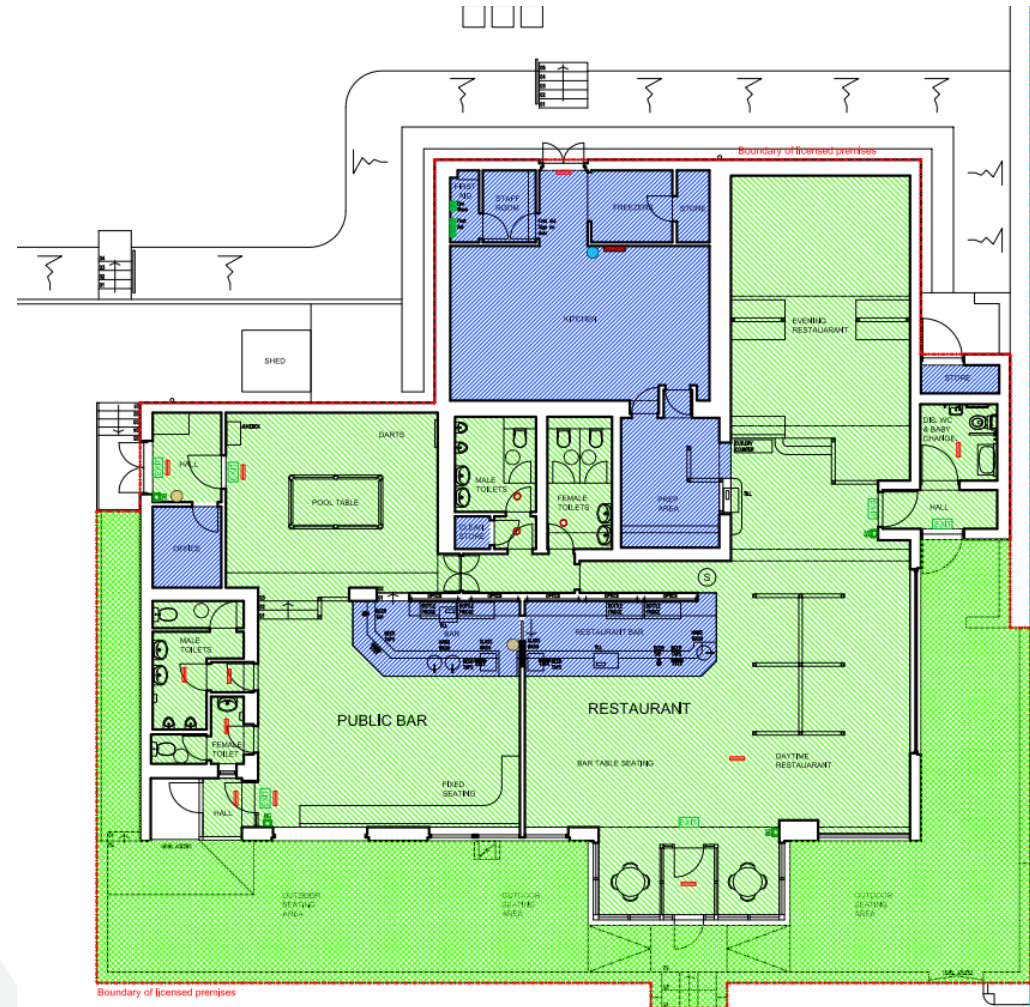
The business enjoys an excellent reputation with a loyal and returning clientele. The business achieves an average 5\* rating of 85% and serves 1100-1200 covers per week.

Full financial information will be provided to seriously interested parties upon the signing of an NDA.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have an EPC rating of 'G'.

Further information and a recommendations report are available to seriously interested parties upon request.



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### LEGAL COSTS

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

### PRICE

Price on Application.

### TENURE

The subjects are offered for sale on a heritable basis to include all property, fixtures, fittings and goodwill.

### VAT

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



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Chris Grinyer, [C.Grinyer@shepherd.co.uk](mailto:C.Grinyer@shepherd.co.uk) 01224 202 815

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