

BUSINESS FOR SALE

- > DUE TO RETIREMENT
- > CENTRAL LOCATION
- > LONG ESTABLISHED
- > SALES AND CATERING BUSINESS
- > LEASEHOLD INTEREST IN SHOP

UPPERKRUST ABERDEEN

GORDON & WATSON
FUNERAL DIRECTORS TEL: 01224 4004

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& RICE

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BUSINESS FOR SALE

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Long Established Sandwich And Catering Business For Sale

SITUATION

Due to retirement a well established and profitable business opportunity has arisen.

There is room to increase turnover of an already thriving business of sit in, takeaway and outside catering. This amazing sandwich shop has been in operation for 30 years and is still going strong. This is due to a strong level of customer base, good reputation and not to mention a great location too.

As the business is well established an occupier will benefit from an existing and profitable customer base from the outset.

Further detail on the business can be found at:

<http://www.upperkrustaberdeen.co.uk/>

<https://www.facebook.com/upperkrustaberdeen>

BUSINESS

On offer is our client's leasehold interest in the premises that the business occupies, along with the goodwill of the business and all fixtures and fittings, a full inventory can be provided to interested parties. Stock will be sold at valuation.



Long Established Sandwich And Catering Business For Sale

LOCATION

The premises are located on the north side of Upperkirkgate next to the thoroughfare between the entrances to the Bon Accord and St Nicholas Shopping Centres.

In addition, there is a large workforce within the immediate area to include Marischal Square a large office led modern development and Marischal College, where a number of companies are based to include Aberdeen City Council, Police Scotland, RBS and Press and Journal. Robert Gordon’s School and North East Scotland College are nearby.

Commercial occupiers nearby include, Sainsburys, Starbucks, Dr Noodle, Games Workshop, STA Travel and Pigs Wings.

DESCRIPTION

The property comprises of the ground floor of a traditional granite and slate tenement building. Internally, the premises provide a fully fitted sandwich takeaway and sit in business with sales/serving areas to the front, along with preparation facilities and storage to the rear. In addition, there area w.c. facilities within the premises.

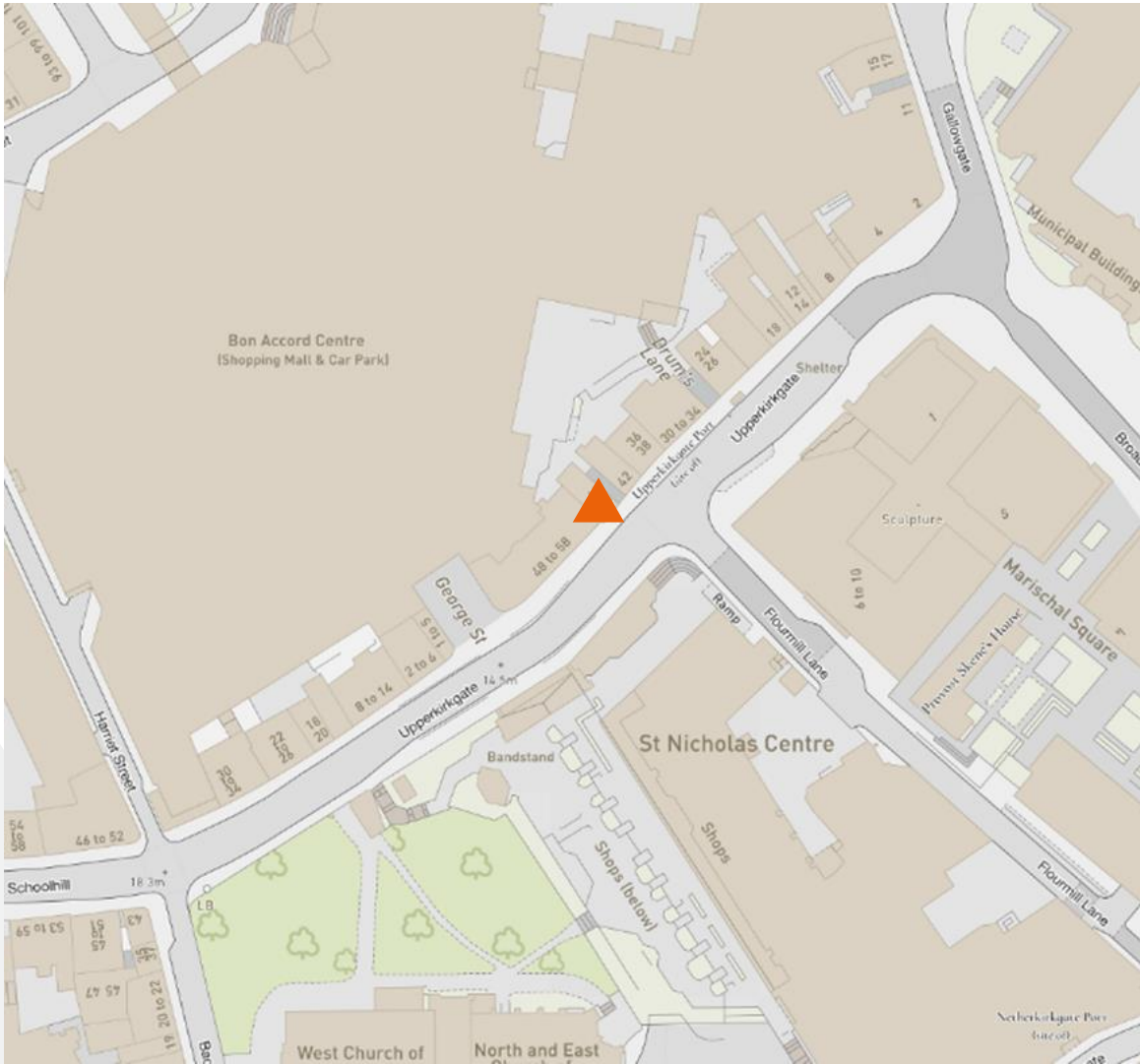
There are a range of equipment for use as a sandwich takeaway and catering business and would be included with the subjects.

A large storage area within Bon Accord Centre is also included

ACCOMMODATION

The following floor area has been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

ACCOMMODATION	m ²	ft ²
TOTAL	49.39	532



LEASE TERMS

The premises are currently held on a Full Repairing and Insuring Lease subject to service charge expiring 22 June 2025 at a passing rent of £20,500 per annum with a rent review outstanding as of 22 June 2020. It is our client's intention to assign their leasehold interest in the premises.

The landlord has indicated that a longer lease will be considered

PRICE

Offers over £50,000 are invited for our client's business along with their leasehold interest in the premises.

VAT

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

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £12,250.

An ingoing occupier will have the right to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any LBTT, Registration Dues and the cost of obtaining landlords consent.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk, Shona Boyd, shona.boyd@shepherd.co.uk

www.shepherd.co.uk

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