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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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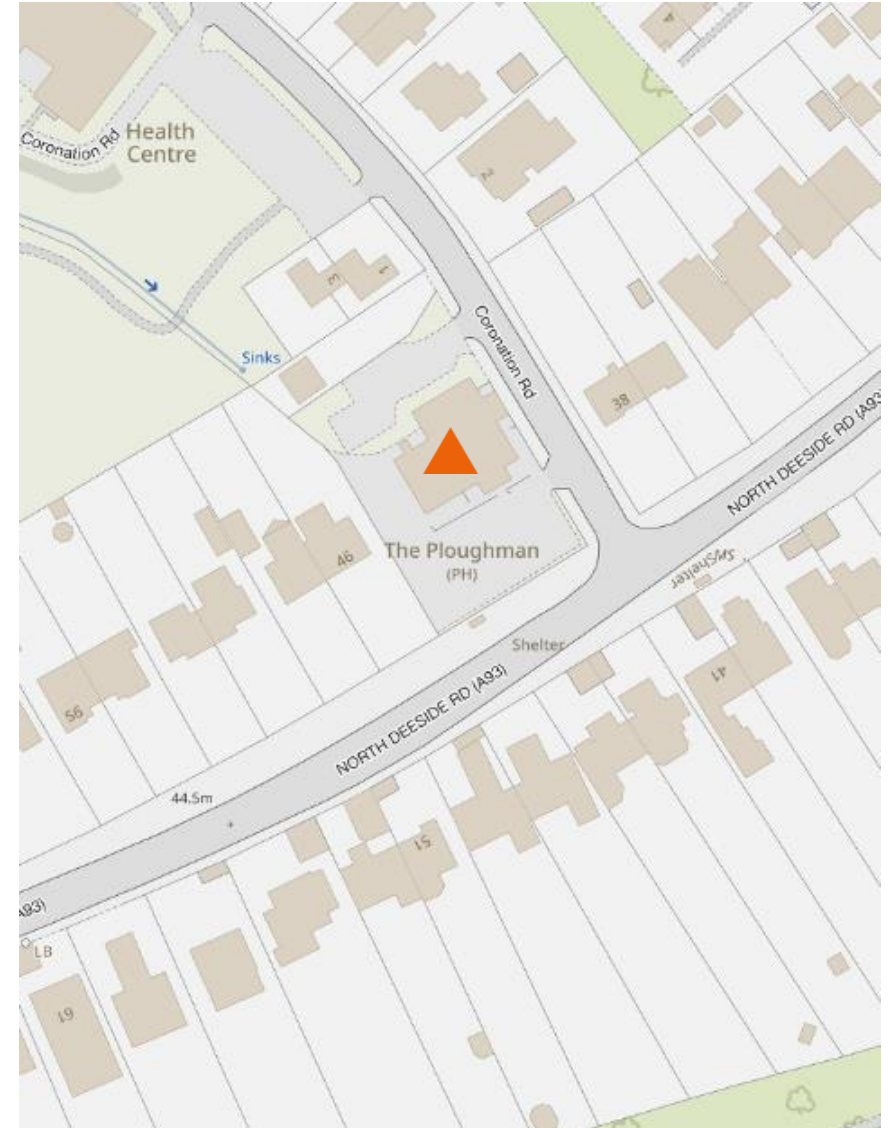
LOCATION

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.



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. Access to the property is gained via a timber-framed, single glazed pedestrian entrance doorway.

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.



40 NORTH DEESIDE ROAD, PETERCULTER. ABERDEEN, AB14 0QN



DESCRIPTION

The 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 additional dining, 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.

Externally, there is a large patio area to the front of the property. The area is used as further seating. Car parking is provided for 28 vehicles, with a staff/overflow car park located to the rear of the property.

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
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 owner.

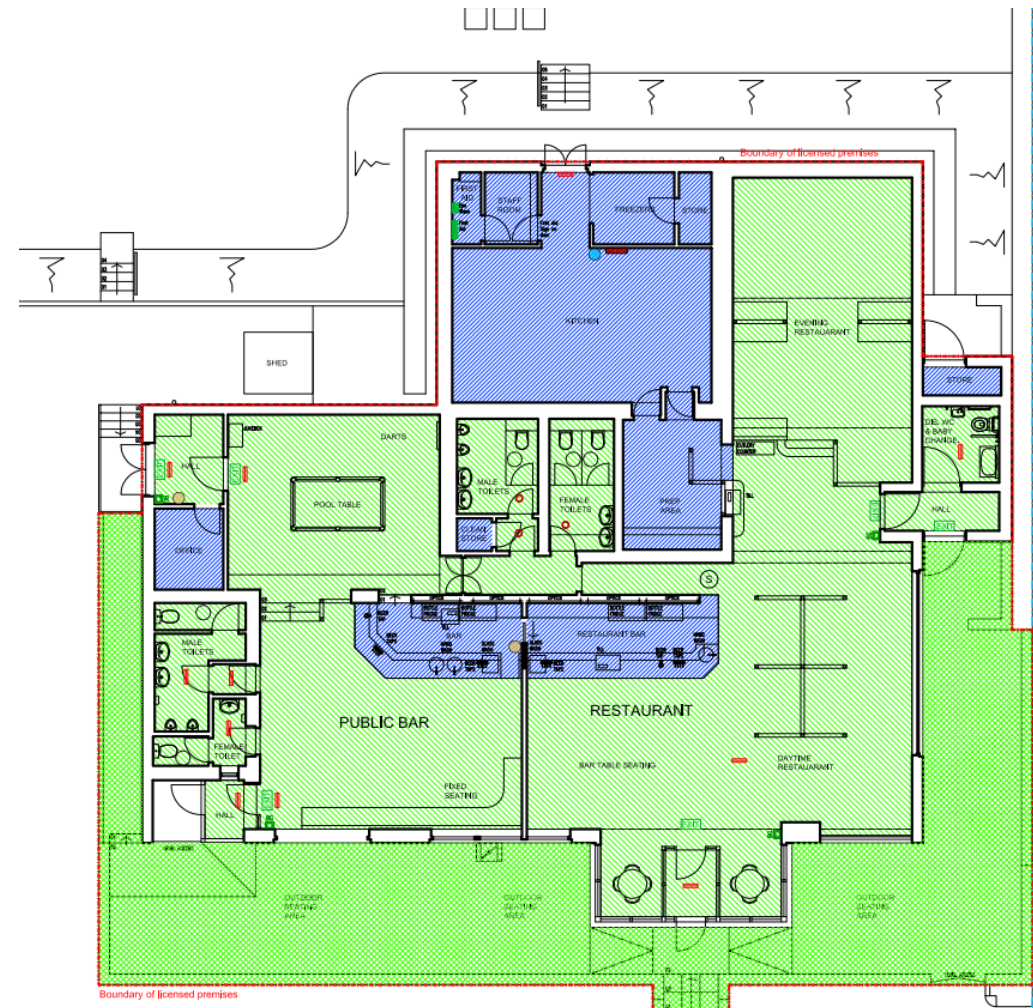
The business enjoys an excellent reputation with a loyal and returning clientele. The business achieves an average 5* rating of 85% and serves 1100-1200 meals per week.

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

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 purchaser being responsible for any registration dues, LBTT, etc.

PRICE

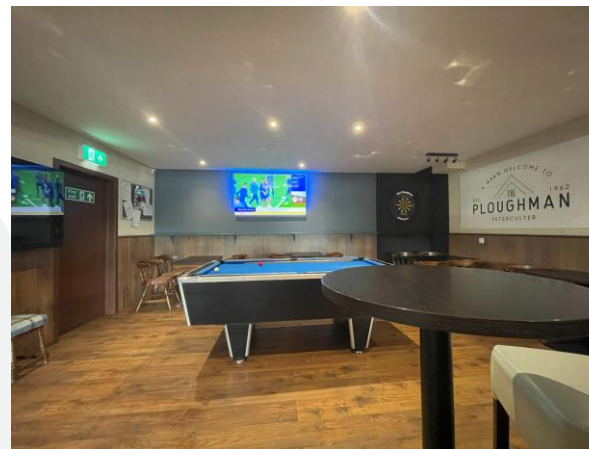
Price on Application.

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:

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