



Attractive City Centre Public House Investment

Rent: £50,000 pa

Expiry 17th December 2028

Price – O/O £285,000 / 17% Net Initial Yield

Location

Aberdeen is Scotland's third largest city with a population of around 230 people and is widely regarded as the energy capital of Europe. The city, which is located in the north-east of Scotland, has 2 universities, with a combined student population of around 30,000 students.

The premises are located within an established leisure area in the city centre, within easy walking distance of Aberdeen railway and bus stations and Union Street, which is the city's primary shopping thoroughfare.

The property has access from both Windmill Brae and Bridge Place. Neighbouring occupiers include Café Bohème, Ark Nightclub, Rileys Sports Bar and various takeaway operators.

Accommodation

The subject property comprises leisure premises arranged over the lower ground floor, upper ground floor and part of the first floor of a substantial four storey and attic building constructed of granite under a pitched and slated roof.

At lower ground floor the accommodation comprises a bar area (accessed from Windmill Brae) with fitted seating and a bar servery, customer toilets, commercial kitchen and cellar areas.

The upper ground floor comprises a bar area (accessed off Windmill Brae or Bridge St) with numerous seating areas, bar servery areas, store rooms with customer toilets and office area at first floor level.

The premises extend to the following approximate areas:

Lower Ground Floor: 7,715 sq ft / 716.7 sqm
Upper Ground Floor: 8,908 sq ft / 827.6 sqm
First Floor: 2,806 sq ft / 260.7 sqm

Tenancy

Let to OGV Taprooms Ltd on a FRI Lease which is subject to a schedule of condition at a passing rent of £50,000pa until 17th December 28.

OGV Taproom has been developed by the team at OGV Energy, a well established media group within the energy industry. They currently operate bars in Aberdeen, Peterhead and Newburgh. They also own and operate a brewery in Deeside, wholesaling craft beers nationwide.

Price

O/O £285,000 are sought.

EPC

On application

Legal Costs

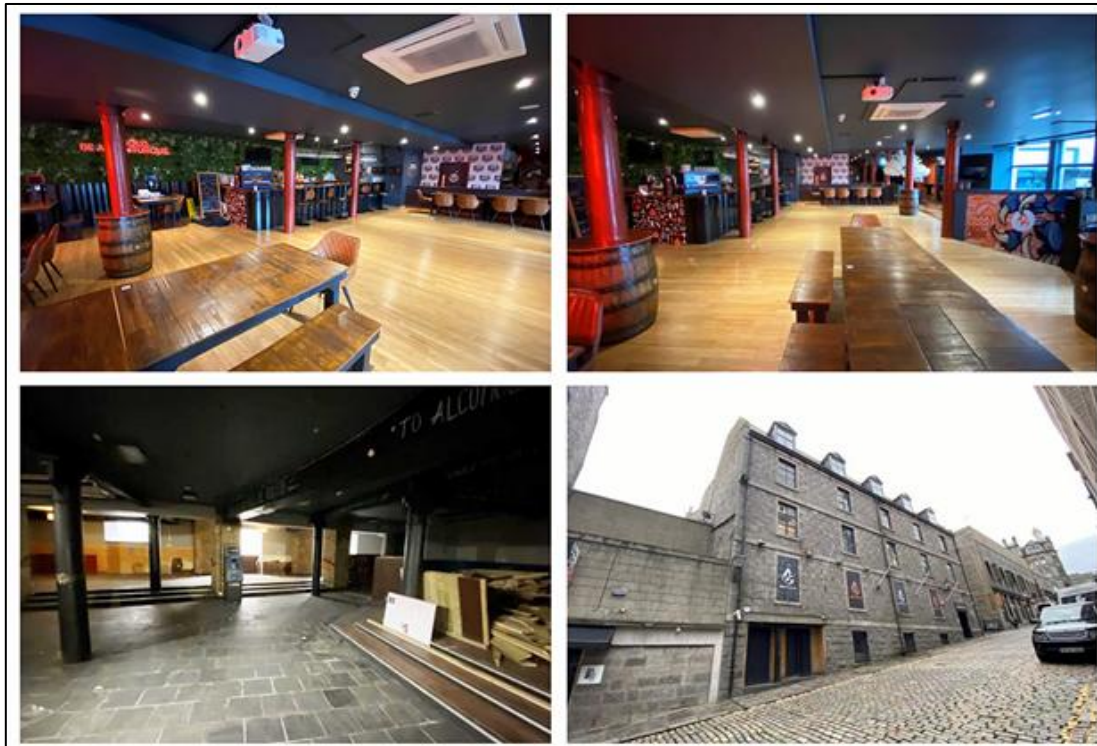
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

Investment For Sale

17-19 Windmill Brae
Aberdeen AB11 6HU





Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with -

BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

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