

To Let



Attractive City Centre Restaurant Premises

8 Golden Square
Aberdeen
AB10 1RB

429.3 sq.m (4,621 sq.ft)

Contact

Graeme Nisbet

T: 01224 597532

E: graeme.nisbet@fgburnett.co.uk

Daniel Mitchell

T: 01224 597539

E: daniel.mitchell@fgburnett.co.uk

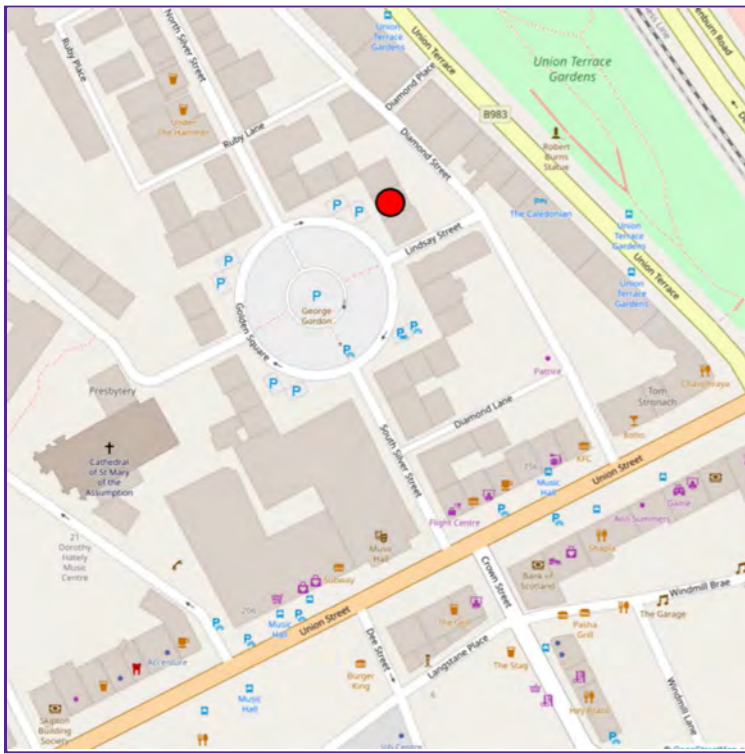
Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



Call 01224 572661
www.fgburnett.co.uk



Location

The available property is located within Golden Square, a popular mixed-use area situated in the heart of Aberdeen City Centre. Golden Square is in close proximity to Union Street, Aberdeen's principal retail and commercial thoroughfare and by virtue of its location the property benefits from a vast array of local amenities.

The exact location of the subject property is indicated on the plan above which has been provided for indicative purposes only.

Description

The subjects comprise an attractive mid-terraced four storey building of traditional granite and slate construction with a two storey extension to the rear of brick construction.

In recent times the business within the property has traded as the Granite Park Restaurant over the ground and upper floors with Miro's bar at lower ground floor level.

The lower ground floor is self contained in nature with access from Golden Square and offers an attractive bar area which previously supported the restaurant business on the upper floors of the building.

The building is commensurate with restaurant use and the following accommodation can be found over the following floors. Measurement is on a gross internal basis in terms of the RICS Code of Measuring Practice (Sixth Edition):-

Accommodation

Lower Ground Floor - 101 sq.m (1,087 sq.ft)
Self contained access, main bar area, cellar, dry goods store, spirit store and cleaner's cupboard.

Ground Floor - 145.2 sq.m (1,563 sq.ft)
Entrance vestibule, hallway, open plan restaurant area with bar counter, gents and ladies toilets.

First Floor - 87.4 sq.m (941 sq.ft)
Open plan restaurant area and kitchen.

Second Floor - 95.7 sq.m (1,030 sq.ft)
Manager's office, supplementary office, staff room with kitchenette, shower room and toilet.

Total 429.3 sq.m (4,621 sq.ft)

There is access to the rear of the property off Diamond Lane for deliveries and staff parking.

Use

The property currently benefits from restaurant use in terms of The Town & Country Planning (Use Classes) (Scotland) Order 1997.

EPC

A copy of the EPC and Recommendation Report is available on request.

Lease Terms

The building is offered on a new Full Repairing and Insuring Lease for a negotiable term. Any lease in excess of 5 years will incorporate upward only rent reviews.

Rent

An attractive rental level of £45,000 per annum is sought.

Rateable Value

The Valuation Roll shows a Rateable Value of £45,000 effective 1 April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

VAT

VAT is payable in addition to all monies due under the lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

Entry

From 20 June 2020.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

