

To Let



BAR/RESTAURANT/CLASS 3 OPPORTUNITY

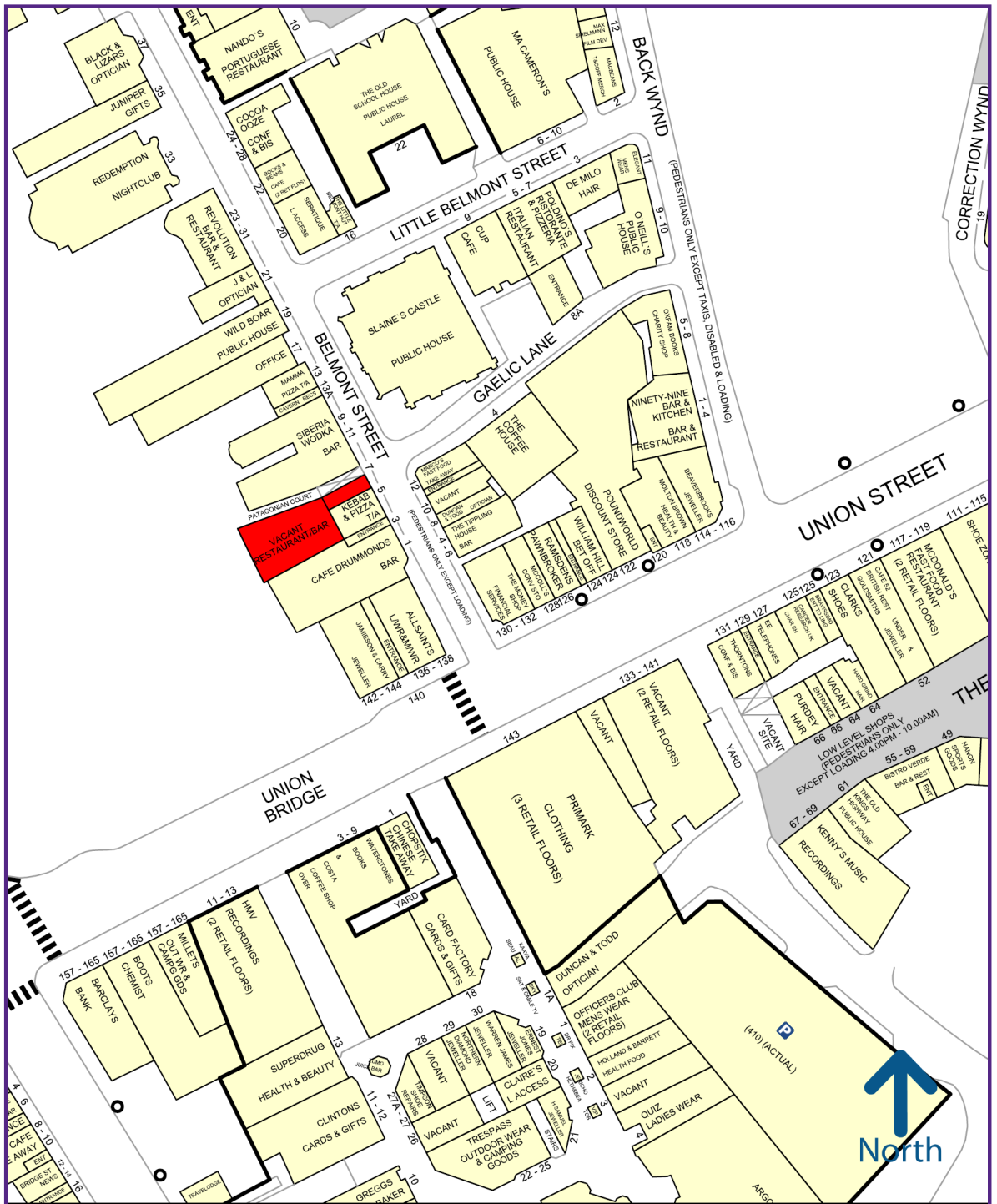
5-7 Belmont Street
Aberdeen
AB10 1JE

398.8 sq.m (4,293 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Aberdeen is Scotland's third largest city with a resident population of approximately 210,000 persons and an estimated catchment of over 500,000 persons. The city is the principal commercial and retailing centre for north east Scotland and is also regarded as the oil capital of Europe.

The city also benefits from a large student population and, as a result of this and the resident population, the city has a vibrant nightlife.

The main location within the city for bars and restaurants is centred around Belmont Street, which forms a pedestrianised street accessed off Union Street. Belmont Street is popular with both local and national pub and nightclub operators, with surrounding occupiers including Slains Castle, The Hogshead, The Wild Boar, Revolution, The Priory and Siberia.

Description

Following a redevelopment by the landlord, the property provides an entrance off Belmont Street, leading to two trading levels at lower ground and basement levels.

The property also benefits from an external terrace/balcony on both trading levels. This is located to the rear of the property overlooking Denburn Road, similar to other nearby bars on Belmont Street.

Accommodation

The property extends to the following approximate Net Internal Areas:-

Ground Floor Entrance	23.0 sq.m	248 sq.ft
Lower Ground Floor	222.8 sq.m	2,398 sq.ft
Basement	153.0 sq.m	1,647 sq.ft

EPC

A copy of the EPC is available on request.

Lease Terms

The property is available on a Full Repairing and Insuring lease, incorporating 5 yearly upward only rent reviews.

Rent

Rental offers are invited.

VAT

Any rent quoted is exclusive of VAT.

Planning

The property benefits from an existing Public House Planning Consent with provisional License granted.

Rateable Value

The property will require to be re-assessed for rating purposes.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

Contact

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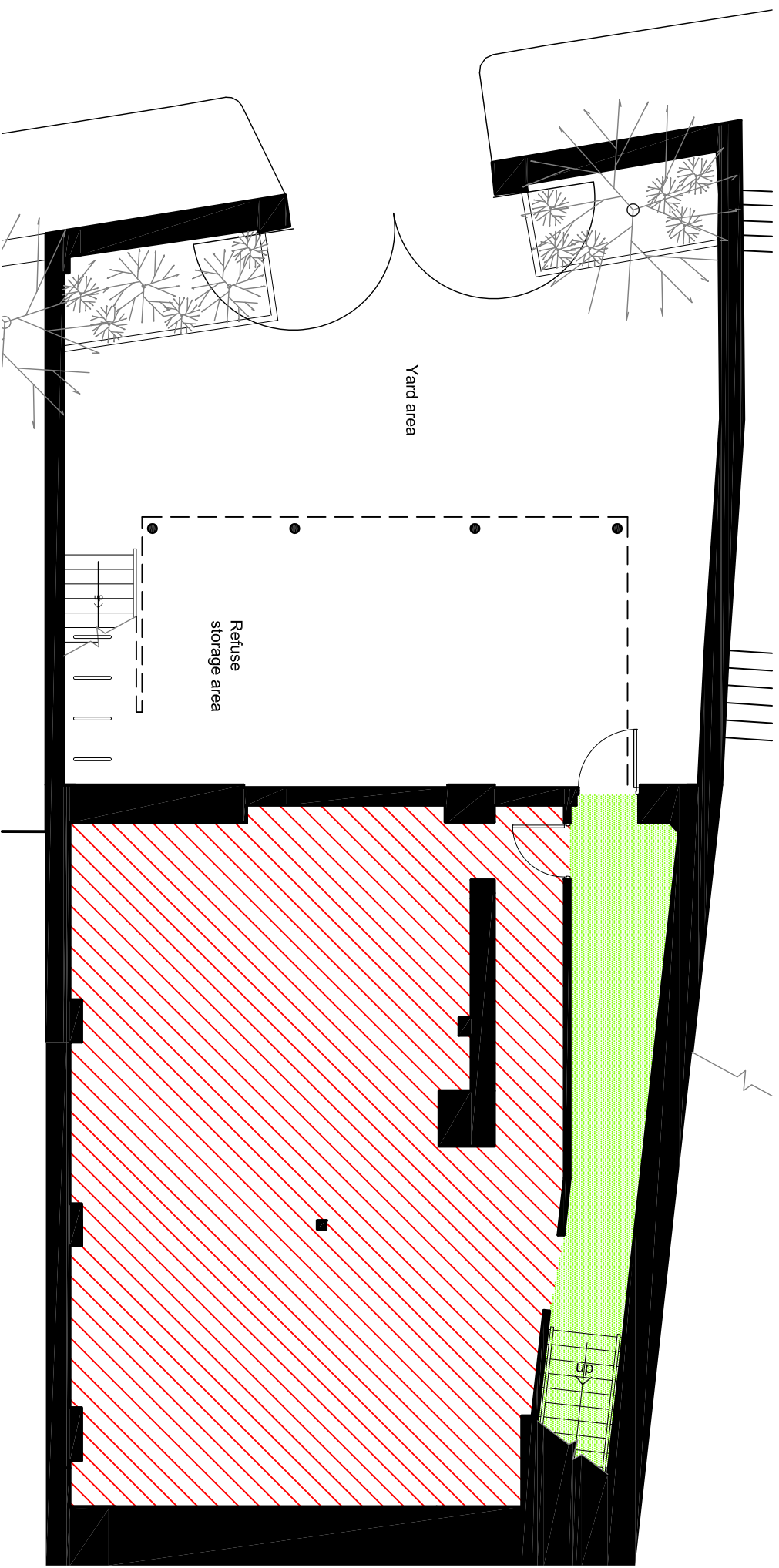
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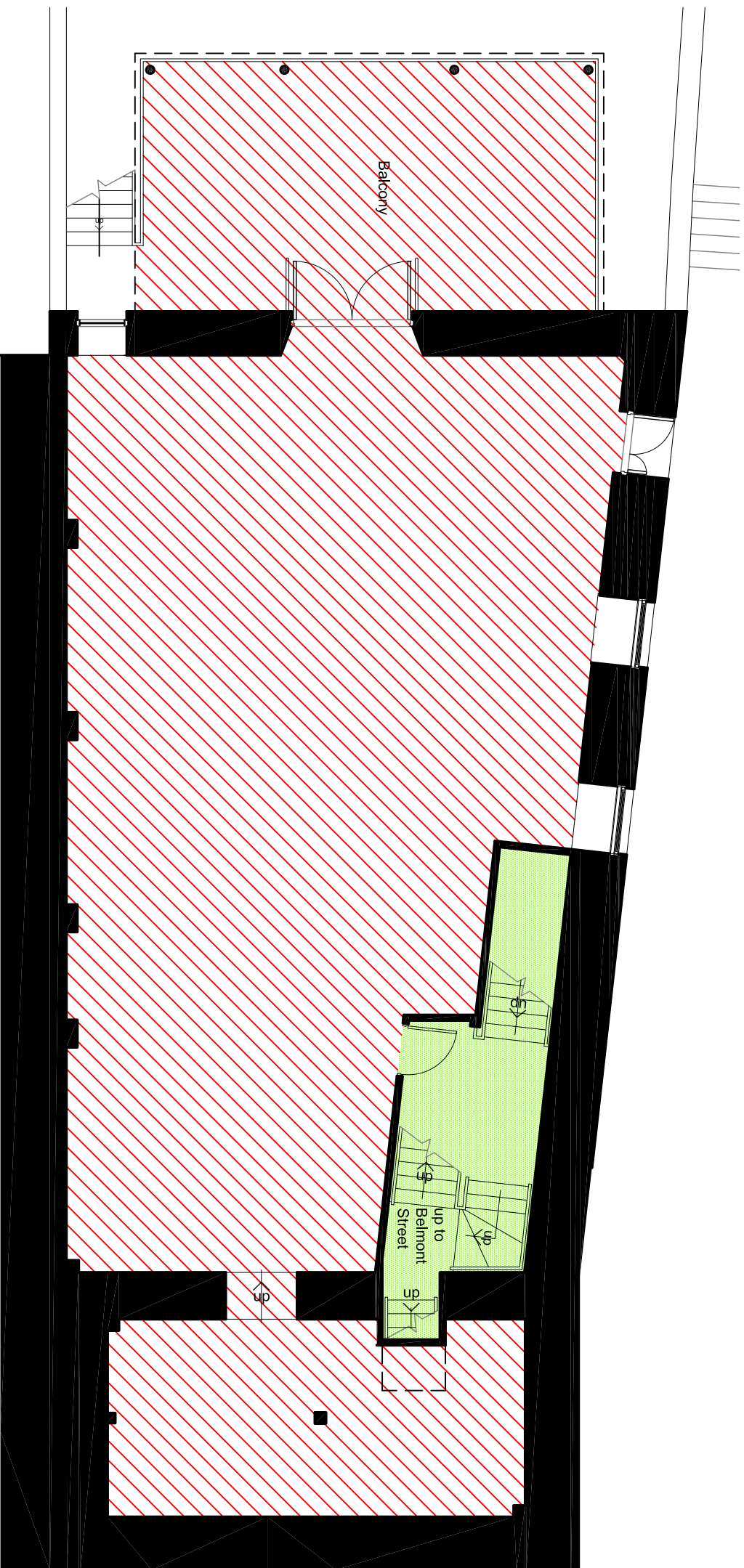
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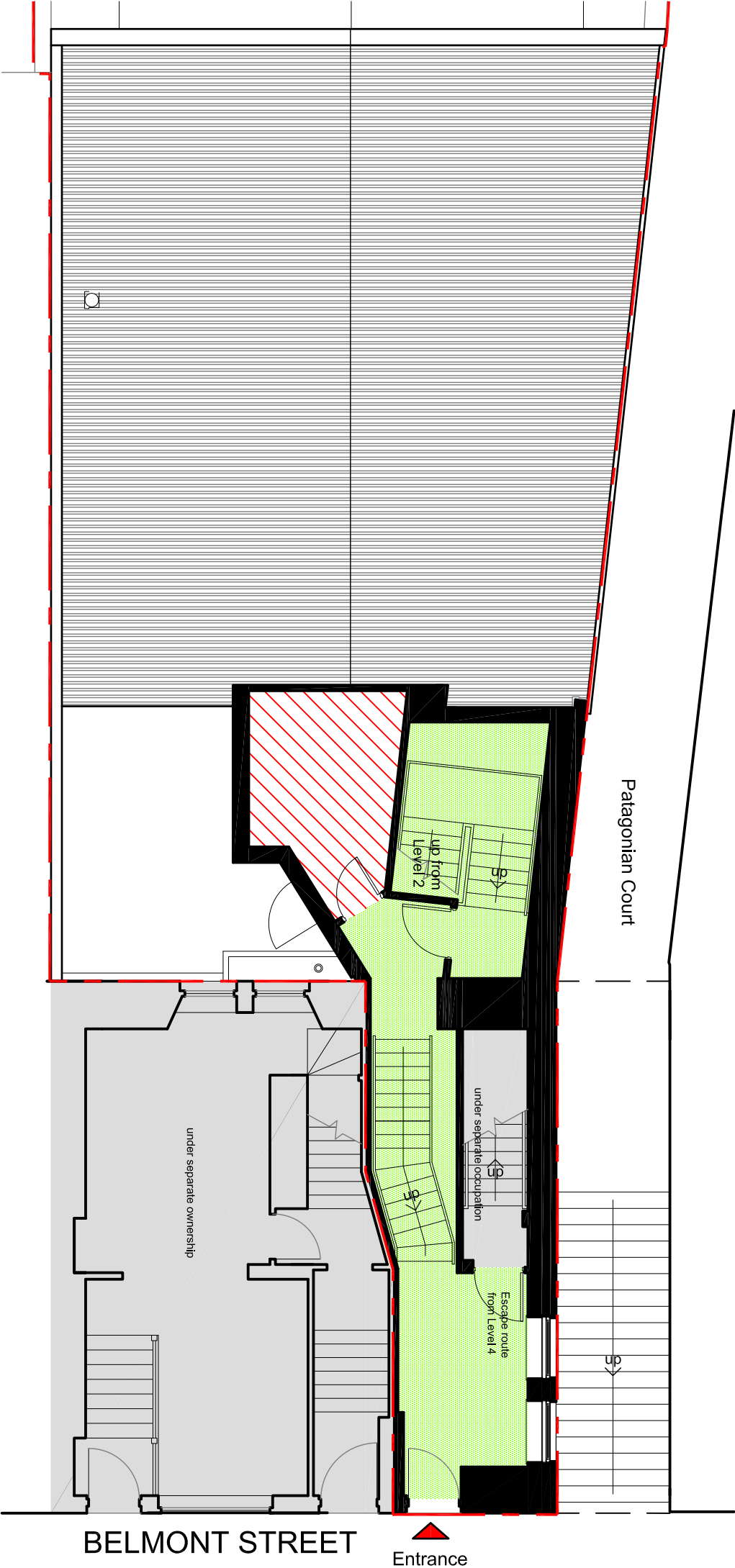
Level 1

5 BELMONT STREET, ABERDEEN



Level 2

5 BELMONT STREET, ABERDEEN



Patagonian Court

up from
Level 2

under separate occupation

Escape route
from Level 4

under separate ownership

BELMONT STREET

Entrance

Level 3 & 3A

5 BELMONT STREET, ABERDEEN



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