

FOR SALE/TO LET

LICENSED PREMISES

- > AVAILABLE IN PART OR WHOLE
- > PREMISES LICENCES STILL IN PLACE
- > POTENTIAL FOR A VARIETY OF ALTERNATIVE USES



17-19 WINDMILL BRAE ABERDEEN AB11 6HU

An opportunity is offered to acquire leisure premises located in the heart of Aberdeen City Centre.

17-19 Windmill Brae is available in part or whole, with premises licences still in place and with potential for a variety of alternative uses.

LOCATION:

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

The property is located within an established leisure area in Aberdeen city centre, within easy walking distance of Aberdeen railway & bus station and Union Street, which is the city's primary shopping thoroughfare. A location plan can be seen later in this brochure.

The property has access from both Windmill Brae and Bridge Place. Neighbouring occupiers include Café Boheme, Atik nightclub, Rileys sports bar and various takeaways.

DESCRIPTION:

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.

Lower Ground Floor Bar – Formerly traded as Steinhaus

The accommodation comprises a bar area (accessed Windmill Brae) with fitted seating and a bar servery, male and female customer toilets, a commercial kitchen area and cellarge areas.

Upper Ground Floor Nightclub – Formerly traded as The Garage

The nightclub accommodation, which is currently accessed off Windmill Brae, but could also be accessed off Bridge Place, comprises a dance floor area, seating area, bar servery areas, store rooms, with male and female customer toilets and back of house office area at first floor level.

Ground Floor Bar – Formerly traded as Traffic

This bar area latterly formed a VIP lounge for the nightclub and can be accessed off Bridge Place. It is fitted with seating areas, a bar servery and two unisex toilets.

ACCOMMODATION:

The property provides the following accommodation and floor areas.

| FLOOR | ACCOMMODATION | m ² | ft ² |
|--------------|----------------|----------------|-----------------|
| Lower Ground | Bar/Restaurant | 716.7 | 7,715 |
| Upper Ground | Nightclub/Bar | 827.6 | 8,908 |
| First Floor | Ancillary | 260.7 | 2,806 |
| Total | | 1,805.0 | 19,429 |

LICENCES:

The Garage Nightclub & Traffic Bar

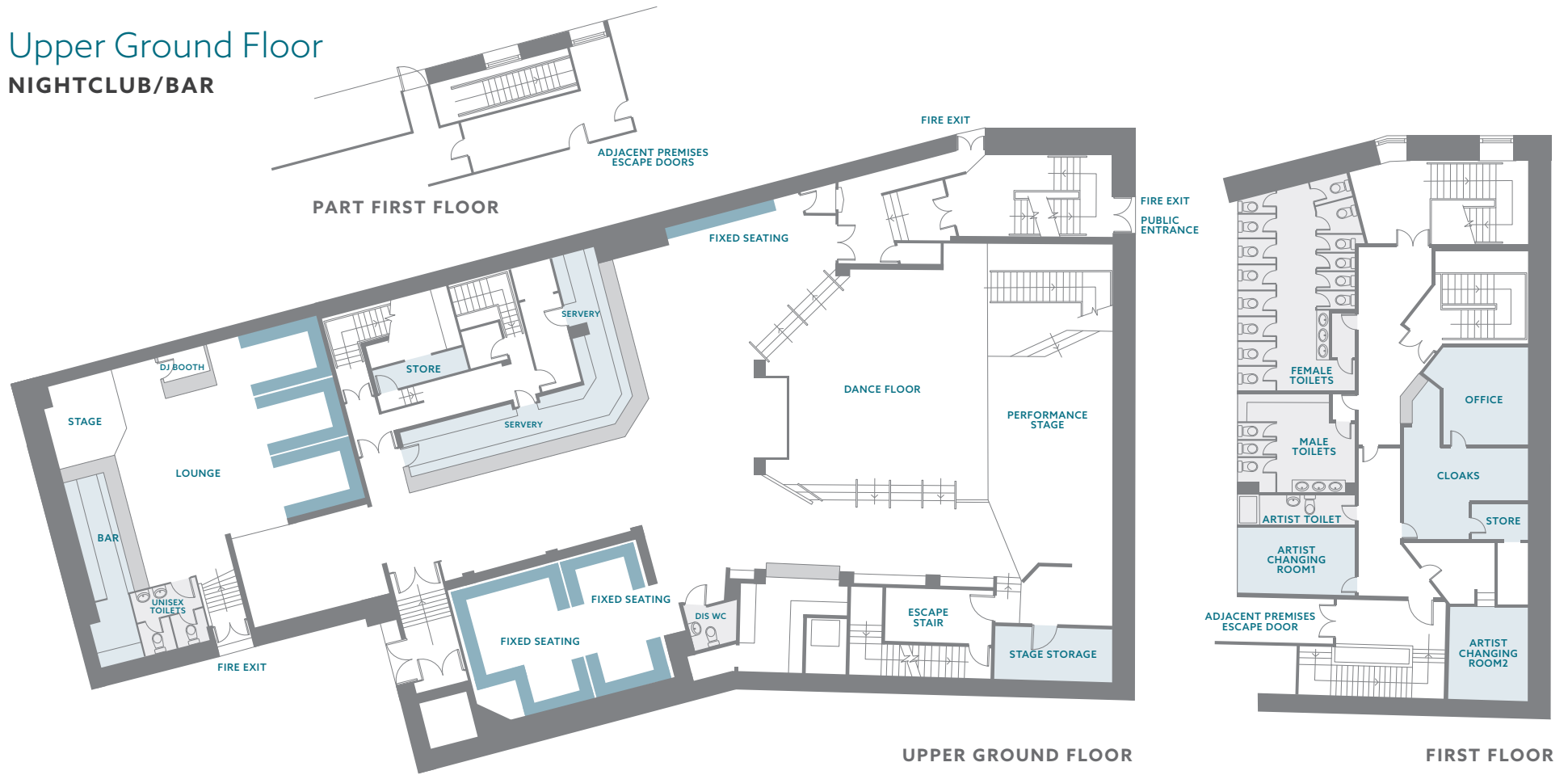
5pm – 2am Sunday – Thursday
5pm – 3am Friday & Saturday

Steinhaus Bar

12noon – 2am Sunday – Thursday
12noon – 2.30am Friday & Saturday

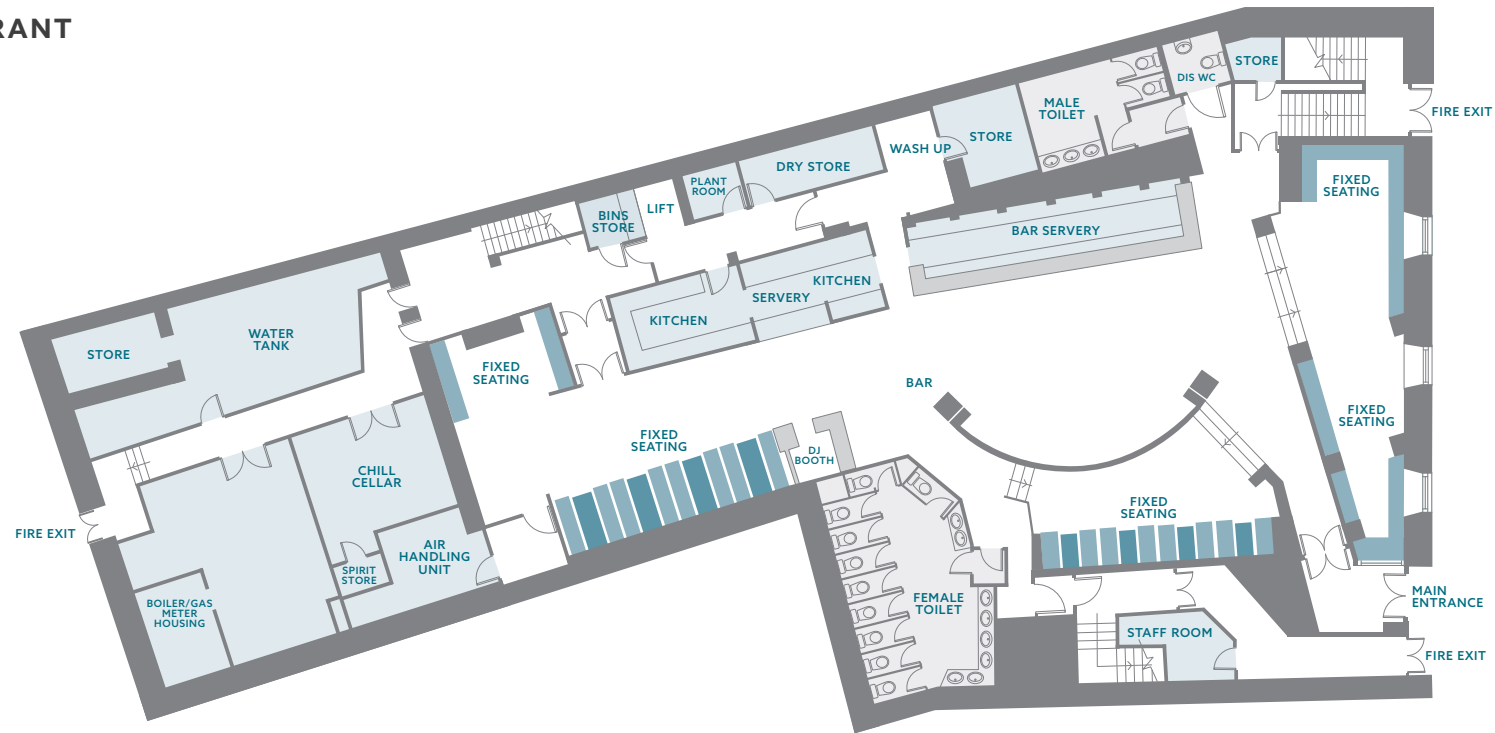


Upper Ground Floor NIGHTCLUB/BAR



Lower Ground Floor

BAR/RESTAURANT



LOWER GROUND FLOOR



RATING

The subjects are currently entered into the Valuation Roll as follows:

The Garage & Traffic Bar: £60,000
Steinhaus: £50,000

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value. It should be noted that the Rateable Value is currently under appeal and further information can be provided upon request.

PRICE

Offers over £575,000 are invited.

LEASE TERMS

Alternatively, the property is available to lease in whole or part by way of a new full repairing and insuring lease for a negotiable term.

Rental offers on application.

POTENTIAL TO SPLIT

There is potential to split the unit and further information on an indicative split can be provided to seriously interested parties.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of F+.

VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be liable for their own legal expenses incurred in any transaction, with the owner being liable for LBTT and Registration Dues where applicable.



VIEWING & OFFERS For further information or viewing arrangements please contact the joint agents:-

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