

FOR SALE/MAY LET

LICENSED PREMISES

19 & 21 CROWN TERRACE
ABERDEEN, AB11 6HD



- CITY CENTRE LOCATION
- GROSS INTERNAL AREA:
521.50SQM (5,613SQFT)
- FIXED PRICE £325,000

LOCATION:

The subjects are located within Aberdeen, Scotland's third largest city which has a population of around 212,000 and a large regional catchment population in the region of 500,000.

The subjects themselves are located on the east side of Crown Terrace, lying a short distance to the east of Crown Street. The surrounding area is generally dominated by similar traditional stone built properties, many of which have been constructed for residential uses but some have been adapted and extended over the years to provide office and restaurant accommodation.

Surrounding occupiers include a number of offices, the Baptist and Methodist Churches, The Royal Thai and Sai Gon Restaurant.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise a substantial restaurant premises contained within the lower ground floor, first floor and attic of a terraced property. The subject property is of solid granite stone construction, whilst the roof over is multi-pitched and laid in slate. The subjects themselves are accessed either via a timber and glazed pedestrian doorway which gives access to the first floor and attic accommodation, or via a timber and glazed doorway to the south at ground floor level, giving access to the lower ground floor restaurant accommodation.

The southern pedestrian doorway opens on to a stairwell which leads down to the lower ground floor level. The lower ground floor has been divided to create a vestibule, WCs, kitchen and restaurant area.

The restaurant comprises a large open plan seating area providing for approximately 60 covers. The flooring is of suspended timber construction with a varnished floor board finish. The walls and ceiling are painted plasterboard with a textured artex finish in part to the walls. The kitchen area can be accessed from the main vestibule or via the restaurant and has two small stores/larders located to the rear. A server's lift connects the kitchen to the first floor above. The female and male WCs are located at the bottom of the entrance stairwell.

The first floor accommodation is divided to provide a restaurant/bar area, a preparation area/kitchen and three individual dining/function rooms as well as male and female WCs. The open plan restaurant and bar area provides for approximately 25 covers and has a mixture of carpeted and varnished timber floor boards, whilst the walls and ceilings are predominantly in painted plasterboard finish. There is a timber framed corner bar with shelving, sink and space for storage. The kitchen is accessed from the main restaurant area and is fitted out for commercial usage. There is a small service lift linking to the main kitchen at lower ground floor level. A flight of stairs gives access to a small private office within the attic of the front elevation. The office has carpeted flooring and plastered walls and ceiling.

To the rear of the restaurant are three private function rooms, all of which overlook the Bridge Street elevation. Each room is finished to a similar standard with carpeted flooring, painted plasterboard walls and ceilings, and contemporary light fittings. In total the rooms provide for approximately 38 covers.

VIEWING & FURTHER INFORMATION

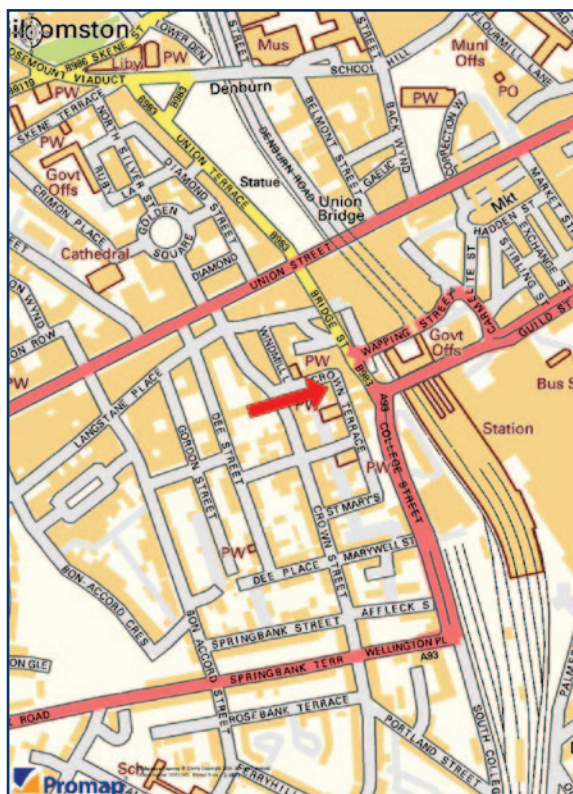
By arrangement with sole agents:

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PRICE:

Offers of £325,000. Our clients may entertain a sale of each unit individually with offers being invited.

LEASE TERMS:

Our clients may lease the premises for a negotiable rent and period on full repairing and insuring terms with any medium to long term lease duration subject to upward only rent review provisions.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

The EPC and a recommendation report is available to seriously interested parties upon request.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the occupier being responsible for the cost of LBTT, Registration dues, etc.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING & OFFERS:

For further information or viewing arrangements please contact the sole agents:-

ACCOMMODATION:

The subjects provide the following accommodation and approximate floor areas:-

Floor	Accommodation	Area (sq m)	Area (sq ft)
Lower Ground	Restaurant/Bar/WCs/Kitchen	237.20	2,553
First	Bar/Lounge	230.50	2,481
Attic	Office/Storage	53.80	579
Total		521.50	5,613

The above floor areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at the following

- 19 Crown Terrace £21,000
- 21 Crown Terrace £24,750



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