

the
ALBYN

**11 ALBYN PLACE
ABERDEEN
AB10 1YE**

FOR SALE / MAY LET

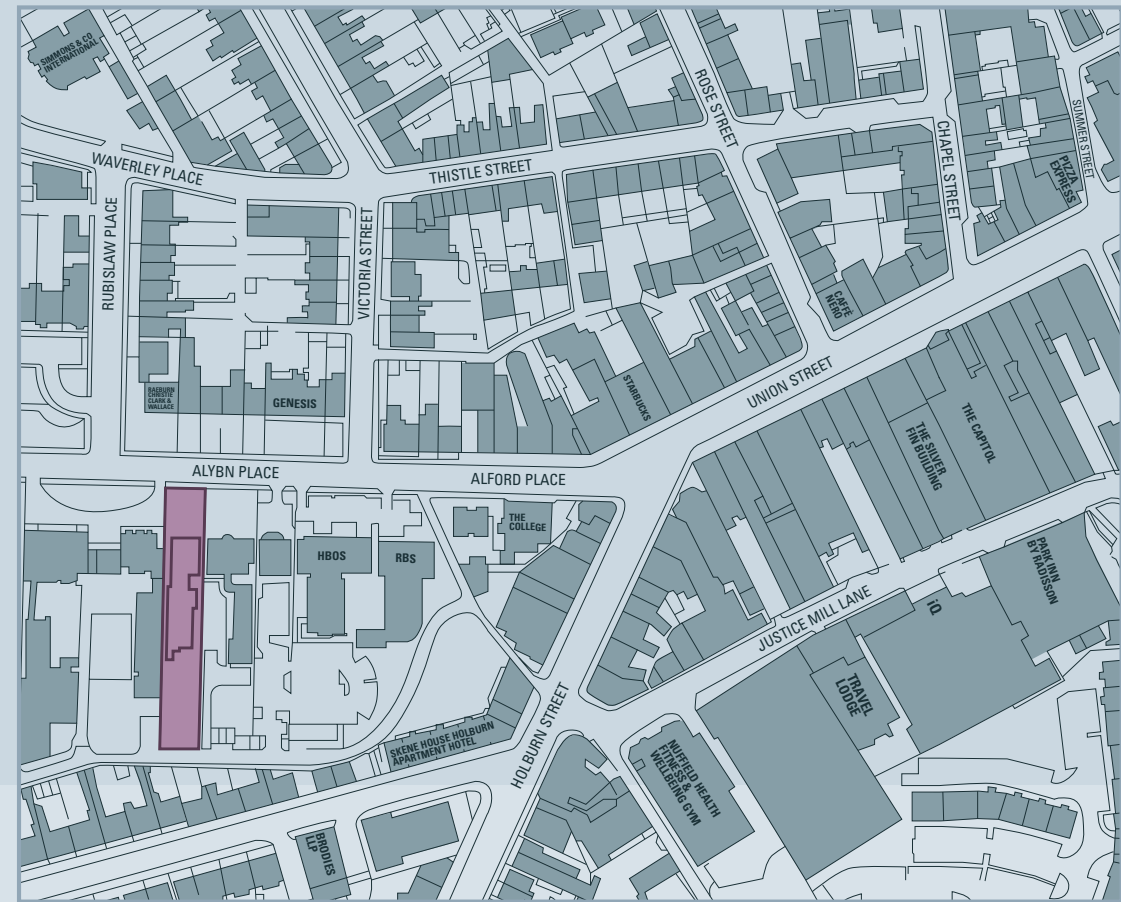
- 9,524 SQ FT - BAR / RESTAURANT / FUNCTION VENUE
- 2,012 SQ FT - OFFICE
- PLANNING CONSENT FOR 41 BEDROOM HOTEL



the ALBYN

LOCATION

Aberdeen is Scotland's third largest city located 127 miles north of Edinburgh and 70 miles north of Dundee. The city is regarded as the energy capital of Europe with a population over 210,000 and an estimated catchment of 500,000. Aberdeen boasts a highly skilled workforce with excellent academic and research capabilities.



The Albyn is situated in an ideal trading location benefiting from being situated in the heart of the traditional West End business district, but also within walking distance of Union Street, Aberdeen's main commercial thoroughfare.

The surrounding buildings are occupied by a mix of energy and professional services firms including RBS, HBOS, Genesis, Simmons & Company and Brodies. In addition, Park Inn by Radisson, Travelodge and Nuffield Health are within walking distance. In recent years three new Grade A office buildings extending to 325,000 sq ft have also been completed – iQ, The Capitol and The Silver Fin Building, where occupiers include Wood Group, Centrica, PwC, MMS, Orega and Chrysaor.

THE PROPERTY

This highly prominent property comprises a substantial granite building arranged over lower ground, ground, first and second floors which has been extended to the rear by way of a two-storey extension of modern construction.

the ALBYN

BUSINESS

Current opening hours are as follows:

Monday - Tuesday 11am - 11pm
Wednesday - Friday 11am - 12am
Saturday 11am - 3am
Sunday 12pm - 7pm

Trading figures can be provided to interested parties.



LOWER GROUND FLOOR / LATE NIGHT ENTERTAINMENT & FUNCTION VENUE

The lower ground floor can be accessed from the external seating area or via the ground floor bar. Fitted out to a high standard the venue can operate as a late night entertainment venue and also caters for private functions and event launches with capacity of 240. The venue is split to two areas both with a bar servery. The rear section contains a dance floor and DJ Booth. Staff, customer and disabled WCs are provided, together with rear beer store.

the ALBYN

EXTERNAL SEATING AREA

The Albyn is renowned for its large external courtyard area at the front entrance, onto Albyn Place. With capacity for over 80 people, this well-maintained area caters for live music, BBQs and sporting events on 3 wall mounted big screen TVs.



GROUND FLOOR / BAR & RESTUARANT

The main bar and restaurant area is located at ground floor level with capacity for 175, entered from an impressive granite feature entrance way. The main bar area is fitted out to a very high standard with a mix of high level poseur tables and relaxed low-level seating, with male, female and disabled WCs. The middle section can be utilised for restaurant seating or cleared to create a dancefloor for live music. The rear section comprises the main restaurant area with comfortable booth seating. A fully fitted kitchen, beer store and staff changing facilities are situated to the rear with stairs leading to the rear car park for deliveries.

the ALBYN

11A ALBYN PLACE OFFICE

The First and Second floor provides a self-contained office which is accessed to the west side of the building. The offices are of cellular nature with carpeted floors, painted plasterboard ceiling and wall mounted lighting and heating/cooling units.

FIRST FLOOR

Reception, 4 Office Rooms, Male & Female WC

SECOND FLOOR

4 Office Rooms, Boardroom, Kitchen, Male & Female WC

CAR PARKING

Accessed from Albyn Lane to the rear is a car park for 15 vehicles



the ALBYN

ACCOMMODATION

The following accommodation is provided:

OFFICES FIRST AND SECOND FLOOR

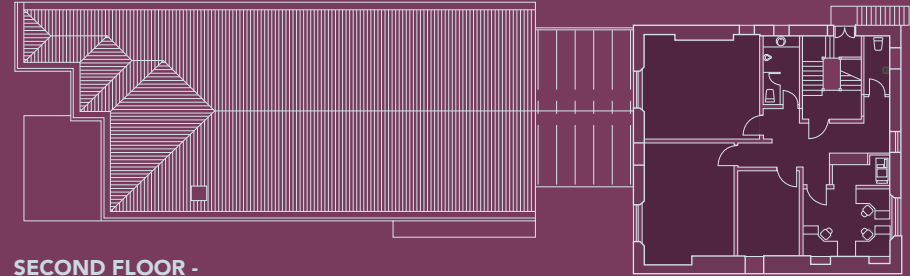
FLOOR	SQ M	SQ FT
Second Floor Office (IPMS3)	78.7	847
First Floor Office (IPMS3)	108.3	1,165
TOTAL	186.9	2,012

LOWER GROUND AND GROUND FLOOR

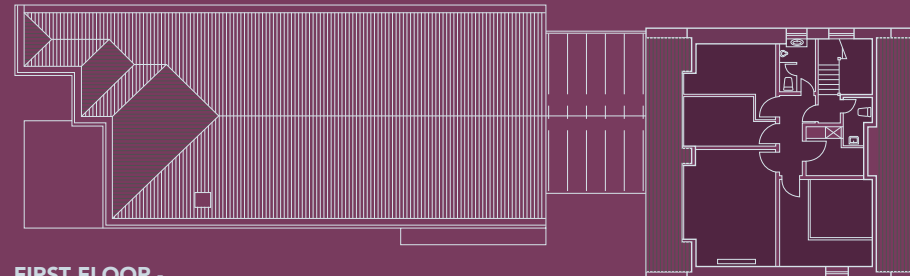
FLOOR	SQ M	SQ FT
Ground Floor Bar / Restaurant (GIA)	434.5	4,677
Lower Ground Floor Entertainment Venue (GIA)	450.3	4,847
TOTAL	884.8	9,524

SITE AREA

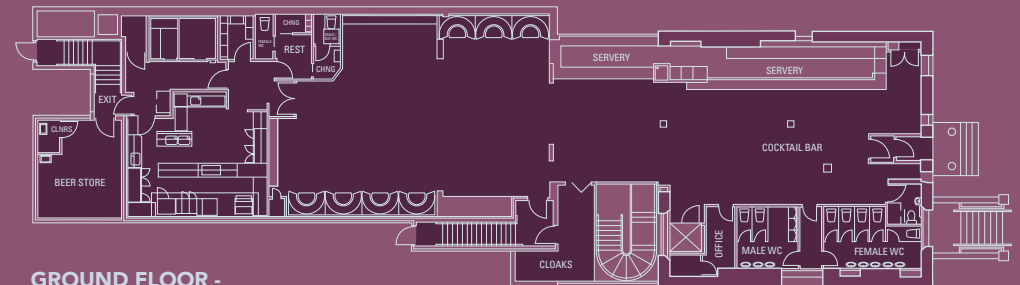
0.39 acres or thereby.



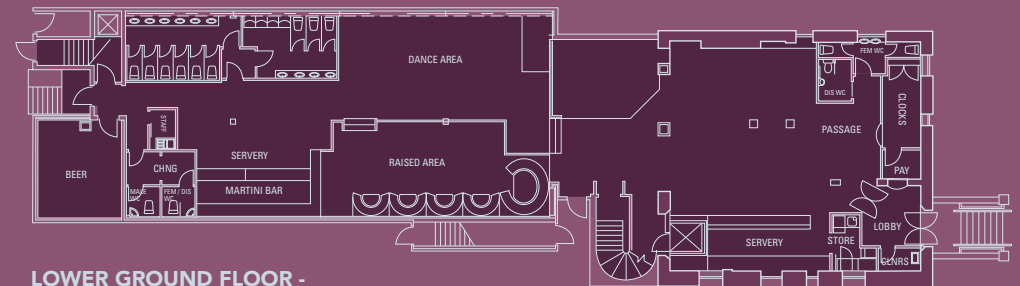
SECOND FLOOR -
Office



FIRST FLOOR -
Office



GROUND FLOOR -
Bar / Restaurant



LOWER GROUND FLOOR -
Entertainment Venue

the ALBYN

HOTEL DEVELOPMENT CONSENT

In April 2017 architects Halliday Fraser Munro secured planning consent for a 41 bedroom hotel. The existing rear extension would be re-developed to create bedrooms on two upper floors of a 4-storey extension building.

Further details in relation to the planning consent are available on request.



POTENTIAL HOTEL EXTENSION

the ALBYN

PRICE

On application.

LEASE TERMS

Whilst the preference is to sell, consideration may be given to leasing the subjects in whole or part on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G. Full documentation can be provided on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting any transaction. The purchaser will be responsible for LBTT and Registration Dues, if applicable.

ENTRY

On conclusion of legal missives/transfer of licenses.

VAT

Any figures quoted are exclusive of VAT.

VIEWING AND OFFERS

By prior arrangement with the sole agents, to which offers should be submitted in the Scottish Legal Form.

CBRE

1 Albyn Terrace
Aberdeen AB10 1YP
www.cbre.co.uk

Derren McRae
derren.mcrae@cbre.com
01224 219025

Amy Tyler
amy.tyler@cbre.com
01224 219000

DISCLAIMER: CBRE Limited

CBRE Limited on behalf and for the Vendors or Lessors of this property whose Agents they are, given notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. No person in employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Date of publication: November 2017.