

ONLINE AUCTION

- > INVESTMENT PROPERTY
- > CITY CENTRE LICENCED PREMISES
- > GROSS INTERNAL AREA 1,805 SQM (19,429 SQFT)
- > LEASE COMMENCED 18TH DECEMBER 2020 FOR 8 YEARS
- > PASSING RENTAL - £50,000PA
- > GUIDE PRICE - £320,000

FOR SALE

AUCTION DATE
18TH APRIL 2024
@ 2.30PM

17 – 19 WINDMILL BRAE, ABERDEEN, AB11 6HU

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

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, Arik 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

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 cellarage areas.

Upper Ground Floor Bar

This area can be accessed off Windmill Brae or Bridge Street and comprises a bar area with numerous seating areas, bar servery areas, store rooms, with male and female customer toilets and office area at first floor level. The tenant has also fitted out self service beer taps.



ACCOMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis.

Accommodation	SQM	SQFT
Lower Ground	716.70	7,715
Upper Ground	827.60	8,908
First Floor	260.70	2,806
Total	1,805	19,429

The above-mentioned floor areas are calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.

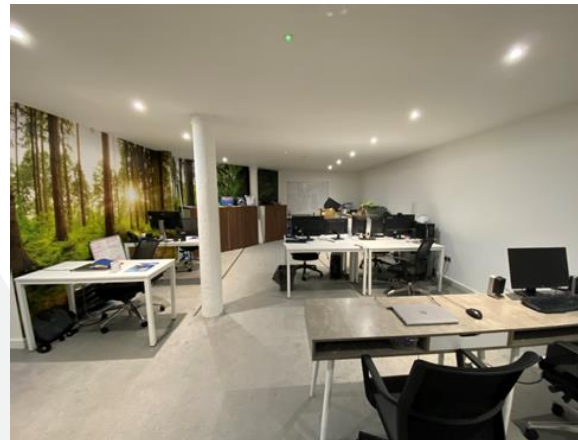
ENERGY PERFORMANCE CERTIFICATE

The EPC and recommendation report can be found in the legal pack.

RATEABLE VALUE

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

Upper Ground & First	£66,500
Lower Ground	£58,500



FOR SALE BY UNCONDITIONAL ONLINE AUCTION

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Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

LEGAL PACK

The legal pack is available to view online.

VAT

All figures quoted are exclusive of VAT.

CONTACT DETAILS**Local Office Contact**

James Morrison

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Aberdeen, AB15 4ZN

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James.morrison@shepherd.co.uk

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800

James Morrison, james.morrison@shepherd.co.uk, 01224 202800, **Gary Louttit** MRICS, APAEWE, g.louttit@shepherd.co.uk 07809492562

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