



CITY CENTRE BAR PREMISES WITH KITCHEN
EXISTING PREMISES LICENCE



FOR SALE
25 Crown Street

Aberdeen, AB11 6HA | 355.76 sq.m (3,829 sq.ft)

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CITY CENTRE BAR PREMISES WITH KITCHEN EXISTING PREMISES LICENCE

LOCATION

Café D'Ag is situated on Crown Street, which lies in close proximity to Union Street, Aberdeen's main commercial thoroughfare and benefits from a steady level of footfall. Nearby occupiers include The Grill, The Stag and Café Bohème with residential accommodation over upper floors.

Other city attractions are in close proximity including the Music Hall, recently revamped Union Terrace Gardens and Trinity Shopping Centre.

DESCRIPTION

The bar, which is over ground and basement level, forms part of the former Prudential Building known as 23-25 Crown Street with residential flats over the upper floors and Ramsay Travel occupying the ground floor retail unit. The building is constructed of granite incorporating original period features with pitched and slate roof coverings together with flat felt sections. Public access to the property is via recessed timber glazed double doors off Crown Street with further access off Windmill Lane for deliveries.

Internally, the property has retained many of its original features and includes a bar servery, seating area on ground floor level. There is a further seating area adjacent to the kitchen which, more recently, has been given over to a pool and darts area. A dumb waiter serves the basement floor with a hatch built into the bar for ease of access. The ground floor benefits from an accessible WC.

To the rear of the property is a fully fitted kitchen. It should be noted that the kitchen has not been in operation for some time. The kitchen equipment includes a gas range stove, mechanical extraction, built in chest freezers/chills and stainless steel worktops and sinks.

Stairs off the ground floor lead to the basement which comprise ladies and gents WCs, staff office, various stores/staff changing areas and a beer cellar with access via a pavement hatch on Crown Street for keg deliveries. The basement also includes two further WCs and store located within the main building.

ROOF WORKS

We have been advised that there are ongoing discussions relating to roof works to 23-25 Crown Street. Under the existing Title, Café D'Ag has a 19.82% liability and further information can be provided to interested parties in relation to scope of works and costs.

PRICE

Offers in excess of £225,000 exc of VAT are sought.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:-

Ground Floor	246.69 sq.m	2,655 sq.ft
Basement	109.07 sq.m	1,174 sq.ft
Total	355.76 sq.m	3,829 sq.ft



50 metres

Experian Goad Plan Created: 10/02/2023
Created By: F G Burnett



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RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £13,250.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

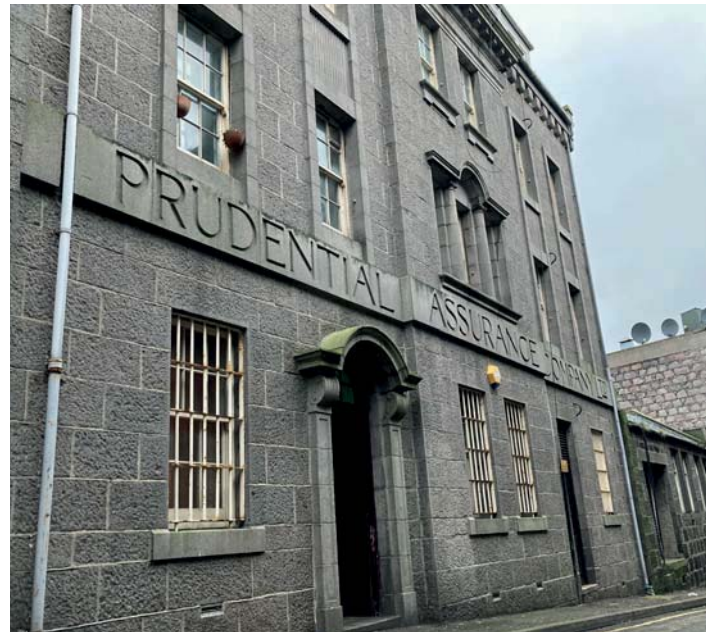
A copy of the EPC certificate is available on request from the agent.

VAT

The price quoted is exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.



VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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