

NIGHTCLUB AND BAR/ RESTAURANT TO LET (MAY SELL)



**ATHENAEUM BUILDING,
5-9 UNION STREET, ABERDEEN AB11 5BU**

LOCATION

The property occupies a prominent corner site on the south side of Union Street at its junction with Exchequer Row.

Union Street is Aberdeen's principal shopping thoroughfare and other licensed operators within the immediate vicinity include, Archibald Simpsons (J D Wetherspoon), Blackfriars (Belhaven), Henry's Café Bar, Vue Cinema and G Casino.

Aberdeen is Scotland's third largest city with a population in the region of 215,000 and a catchment of around 500,000. The city is known as the Oil Capital of Europe with a higher than average disposable income and unemployment currently stands at approximately 3.1%.

DESCRIPTION

The property comprises a ground floor lounge bar/restaurant with a separate basement nightclub within a substantial four storey basement and mansard attic building of granite and slate construction.

ACCOMMODATION

The following accommodation is provided:

(a) LOUNGE BAR

Ground Floor

Public area, male, female and disabled toilets, kitchen,

prep area; office, cellar, bin store 257.26 m² (2,796 sq ft)

(b) NIGHTCLUB

Ground Floor

Entrance, ticket desk, cloakroom 33.95 m² (365 sq ft)

Basement

Public area, male & female

Toilets, storage, cellar 304.96 m² (3,283 sq ft)

TOTAL 506.17 m² (6,417 sq ft) Or thereby

RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Net & Rateable Value for Lounge Bar/Restaurant – £35,000

Net & Rateable Value for Nightclub - £30,000

The Uniform Business Rate for the year 2014/2015 is 0.47p in the £.

LEASE TERMS

The property is offered as a whole or separately on a new full repairing insuring lease for a period to be agreed incorporating upward only rent reviews at the appropriate intervals.



RENTAL

(a) Restaurant/Bar - £40,000 per annum

(b) Nightclub - £35,000 per annum

VAT

All figures quoted are exclusive of Value Added Tax.

EPC

An energy performance certificate can be provided on request.

LICENSE

The property benefits from separate premises licenses.

ENTRY

On completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of the lease with the tenant being responsible for SDLT and registration dues.

OFFERS & VIEWINGS

All offers should be submitted to the sole agents who will also arrange viewings.