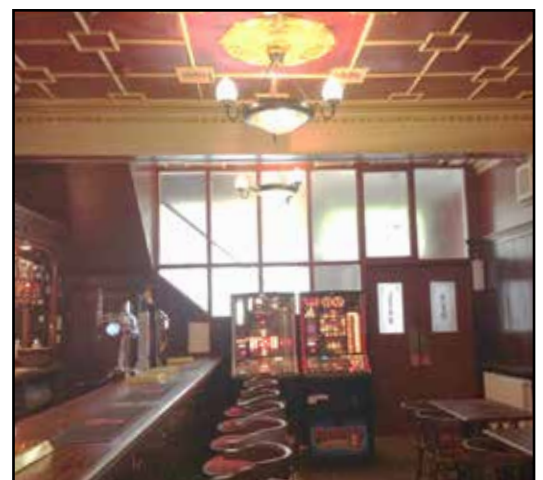


# TRADITIONAL PUBLIC HOUSE TO LET/ FOR SALE



**THE RED LION  
130 THE SPITAL  
ABERDEEN AB24 3JU**

## LOCATION

The property is located on the east side of The Spital within close proximity to Aberdeen University within a predominantly residential area approximately 1 mile north of the City Centre.

Aberdeen is Scotland's third city and renowned for its educational establishments and many student blocks are located within the immediate vicinity.

The location is shown on the street plan opposite for identification purposes only.

## DESCRIPTION

The property occupies the ground and basement floors within a 3 storey attic and basement end-terraced building of substantial granite and slate construction.

## ACCOMMODATION

The following accommodation is provided:

### Basement

Beer store, spirit store, general storage, boiler

### Gross Internal Area

54.64m<sup>2</sup> (588 sq ft)

### Ground Floor

Public bar, male toilet containing low level WC, 2 urinals and 2 wash hand basins, female toilet containing low level WC and wash hand basin

56.76m<sup>2</sup> (610 sq ft)

### TOTAL

111.40m<sup>2</sup> (1,198 sq ft)

## SERVICES

Mains electricity, water, gas and drainage are installed.

Heating is by a gas fired system.

## RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Value – £12,750 – (to be amended).

The Uniform Business Rate for 2017 / 2018 is 46.6p in the £.

Any incoming tenant will have a right of appeal.

The property may qualify for 100% reduction under the Small Business Bonus Scheme.

## TENURE

Freehold.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## LICENSE

The property has the benefit of a license to sell alcohol with the following trading hours:

Monday – Saturday: 11am – midnight

Sunday: 12.30pm – midnight



## RENTAL

£12,000 per annum plus £10,000 premium and stock at valuation.

## PRICE

Alternatively, offers in the region of £120,000 are invited for the freehold plus stock at valuation.

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately upon conclusion of legal formalities.

## EPC

This property has an Energy Performance Rating of G. Further details available on request.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.