

# CITY CENTRE RESTAURANT **TO LET** **'CIAO NAPOLI'**



**10 BON ACCORD CRESCENT  
ABERDEEN, AB11 6DN**

## LOCATION

The property is located on the impressive Georgian crescent overlooking Bon Accord Terrace Gardens only a few hundred yards south of Union Street, Aberdeen's principal shopping thoroughfare. The location is favoured by a number of professional firms, residential and leisure uses and the site is shown on the street plan opposite for identification purposes only.

Aberdeen is Scotland's third city known as the oil capital of Europe and benefits from one of the most dynamic economies within the UK.

## DESCRIPTION

The property comprises a mid-terrace 4 storey building of traditional granite and slate construction. There is also a 2 storey extension to the rear.

## ACCOMMODATION

The following accommodation is provided;

	<b>Gross Internal Areas</b>
<b>Lower Ground Floor</b>	
Restaurant with 40 covers and dispense bar, 2 goods lifts, storage, boiler room, meter cupboard	77.0m <sup>2</sup> (829 sq ft)
<b>Ground Floor</b>	
Restaurant with 35 covers and dispense bar, disabled toilet, male & female toilets, store/laundry, 2 goods lifts	112.0m <sup>2</sup> (1,206 sq ft)
<b>Mezzanine Floor</b>	
Staff toilet, storage/office, office	40.0m <sup>2</sup> (431 sq ft)
<b>First Floor</b>	
Fully fitted kitchen, preparation area, storage, 2 goods lift	72.0m <sup>2</sup> (775 sq ft)
<b>Second Floor</b>	
Changing room, staff toilet, Shower room, 2 stores/staff	50.5 m <sup>2</sup> (544 sq ft)
<b>Total</b>	<b>351.5m<sup>2</sup> (3,784 sq ft)</b>

## CAR PARKING

A loading area is located to the rear finished in tarmacadam accessed from Bon Accord Lane providing approximately 6 spaces.

## SERVICES

All main services are installed. Heating is by a gas fired system supplemented by electric panels and convectors.

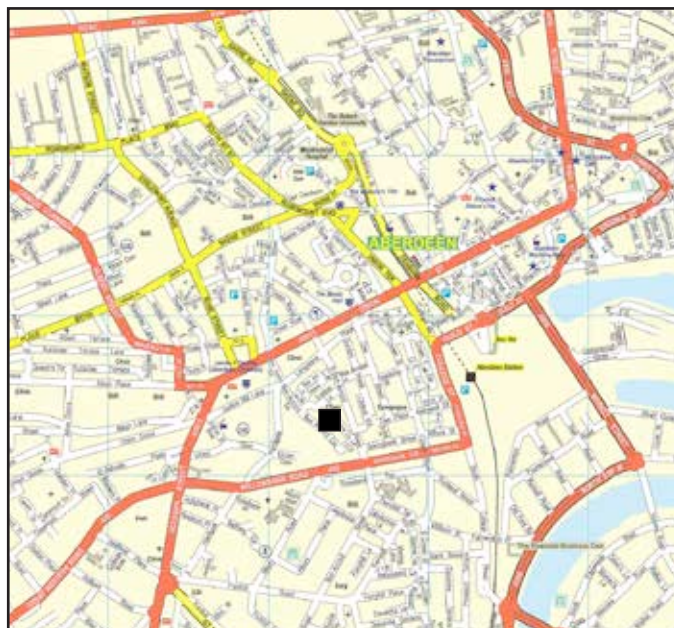
## RATING ASSESSMENT

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

Net & Rateable Value – £23,500.

The Uniform Business Rate for 2018 / 2019 is 48.4p in the £.

Any incoming tenant will have the right of appeal.



## LEASE TERMS

The property is offered on a new full insuring and repairing lease for a period to be negotiated incorporating upward only rent reviews at appropriate intervals.

## FIXTURES & FITTINGS

The restaurant is fully fitted and all tables and chairs, kitchen equipment, cutlery, glassware, etc. are available for purchase at a price to be agreed.

## RENTAL

£24,000 per annum, exclusive.

## ENTRY

On completion of legal formalities.

## EPC

Further details are available on request.

## VAT

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the incoming tenant liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

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