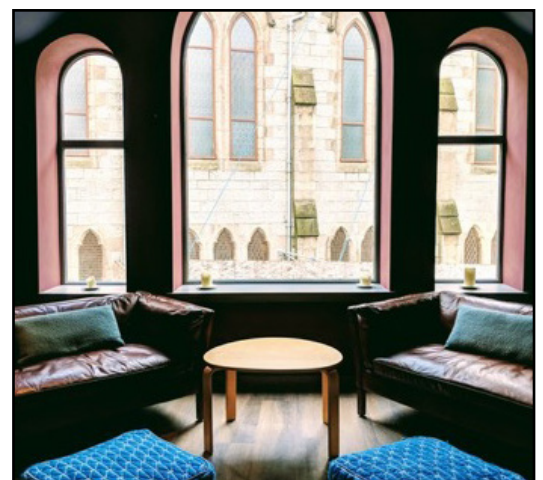


# CITY CENTRE FULLY FITTED RESTAURANT TO LET



**‘SEVEN RESTAURANT’  
7 SUMMER STREET  
ABERDEEN AB24 5NS**

## LOCATION

The property is located on the west side of Summer Street only a few yards north of the junction with Union Street, Aberdeen's principal shopping thoroughfare.

The west end of Union Street is a mixed use location including major office developments such as the Capitol and the Silver Fin served by a variety of retail, restaurants and public houses.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

The site is as shown on the street plan opposite which has been provided for identification purposes only.

## DESCRIPTION

The property comprises a two storey building of granite and slate construction with a further rear extension of block construction with a mineral felt covered roof.

## ACCOMMODATION

The property has been completely refurbished to an extremely high standard providing the following accommodation:

	<b>Gross Internal Area</b>
<b>Ground Floor</b> Entrance and bar, restaurant for approximately 45 covers, disabled toilet, fully fitted kitchen, cleaners cupboard	122.0m <sup>2</sup> (1,313 sq ft)
<b>First Floor</b> Function room for approximately 30 covers, male and female toilet, kitchen, staffroom and toilet, dry goods store	93.0m <sup>2</sup> (1,001 sq ft)
<b>TOTAL</b>	<b>215.0m<sup>2</sup> (2,314 sq ft)</b>

## SERVICES

All main services are installed. Heating is by a gas fired radiator central heating system.

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at £17,750 Net & Rateable Value.

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

Any ingoing tenant will have a right of appeal.

This property may qualify for a 25% reduction under the Small Business Bonus Scheme.

## FIXTURES AND FITTINGS

All fixtures and fittings are included. An inventory will be provided.

## GENERAL

This is a rare opportunity to lease an exceptional cafe/bar and restaurant in a prime Aberdeen hotspot. The property is ideally located in Summer Street next door to Pizza Express and opposite to Rustico. The road is a thoroughfare for many other nighttime venues and central to many office developments which provide daytime fare. Arranged over two floors it provides a cocktail and gin bar at the front with restaurant seating to the rear which links up to the exceptionally well fitted kitchen. Upstairs is a versatile room providing a great venue for small private functions and parties up to 35. The owner, now retiring, has spent £250,000 in renovations. The business has recently had a gin and cocktail bar fitted at the front of the premises and



this has been gaining in popularity by the week. The website and Facebook pages can be accessed on the internet for more details and photographs. The premises are offered on the basis of a combination of lease terms and premium. The successful bidder could literally walk in and open the doors.

## LEASE TERMS

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

## RENTAL

£25,000 per annum plus premium for fixtures and fittings.

## VAT

All figures quoted are exclusive of VAT.

## ENTRY

On completion of legal formalities.

## EPC

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

## OFFERS & VIEWINGS

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

## LICENCE

The property has the benefit of a premises license with the current approved opening times being as follows;

Monday – Saturday inclusive 10am – 12 midnight.

## LEGAL COSTS

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

## OFFERS & VIEWING

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