

FULLY FITTED RESTAURANT/BAR TO LET



**‘FUSION’
10 NORTH SILVER STREET,
ABERDEEN, AB10 1RL**

LOCATION

The property is located on the east side of North Silver Street just off Golden Square and within close proximity to Union Street, Aberdeen's principal shopping thoroughfare.

Other leisure operators are located nearby together with a mix of office and residential uses.

Aberdeen is Scotland's third city and is one of the most affluent within the UK.

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

DESCRIPTION

The property comprises ground and mezzanine floors within a two storey and attic mid terrace building of substantial granite and slate construction.

ACCOMMODATION

The premises have been fitted to an extremely high standard to provide the following accommodation:

| | Gross Internal Area |
|---|--|
| Ground Floor | |
| Bar, dining area for up to 35 covers, dispense kitchen with goods lift, store, disabled toilet, male and female toilets | 157.61m ² (1,696 sq ft) |
| Gallery Floor | |
| Dining area for approximately 20 covers, fully fitted kitchen, 8/10 cover private dining, goods hoist | 74.04m ² (797 sq ft) |
| TOTAL | 231.65m² (2,493 sq ft) |

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 £16,750 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.



LEASE TERMS

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

RENTAL

£25,000 per annum.

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.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the 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.