

## LEASEHOLD BAR FOR SALE ABERDEEN (GALLOWGATE)



### FORMER BREWDOG, 17 GALLOWGATE, ABDERDEEN, AB25 1EB

- Town centre location, near Bon Accord Shopping Centre
- Busy pitch opposite Marischal College and Aberdeen City Council offices
- Ground floor and basement lock-up
- Licensed to sell alcohol until 2:00am Friday and Saturday

### LEASEHOLD ASSIGNMENT PREMIUM OFFERS INVITED SUBJECT TO CONTRACT

Sole Selling Agent

COUNL472

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## Location

Fronts busy pitch opposite Marischal College and Aberdeen City Council offices, on edge of Bon Accord shopping centre and lies circa 600 metres north of Aberdeen Railway Station.

A location plan is attached.

## [Link to Street View](#)

## Description

The premises is set out over ground floor and basement, total gross internal area approx. 175 sq m (1,895 sq ft). The ground floor provides 66 covers with a bar servery with pizza oven and a set of customer wc's. The basement provides a cold beer store and various ancillary storage areas.

Approximate Total Gross Internal Area	175 sq m	(1,895 sq ft)
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NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

Permitted to sell alcohol from 11:00am until 1:00am on Sunday to Thursday and from noon until 2:00am on Friday and Saturday. The licence also allows for playing of music and live performance.

## Planning

Not listed and but abuts a conservation area.

## Rating Assessment

Listed as 'Public House' with a rateable value of £20,000, rates payable circa £9,960 for 2025/26.

## Tenure

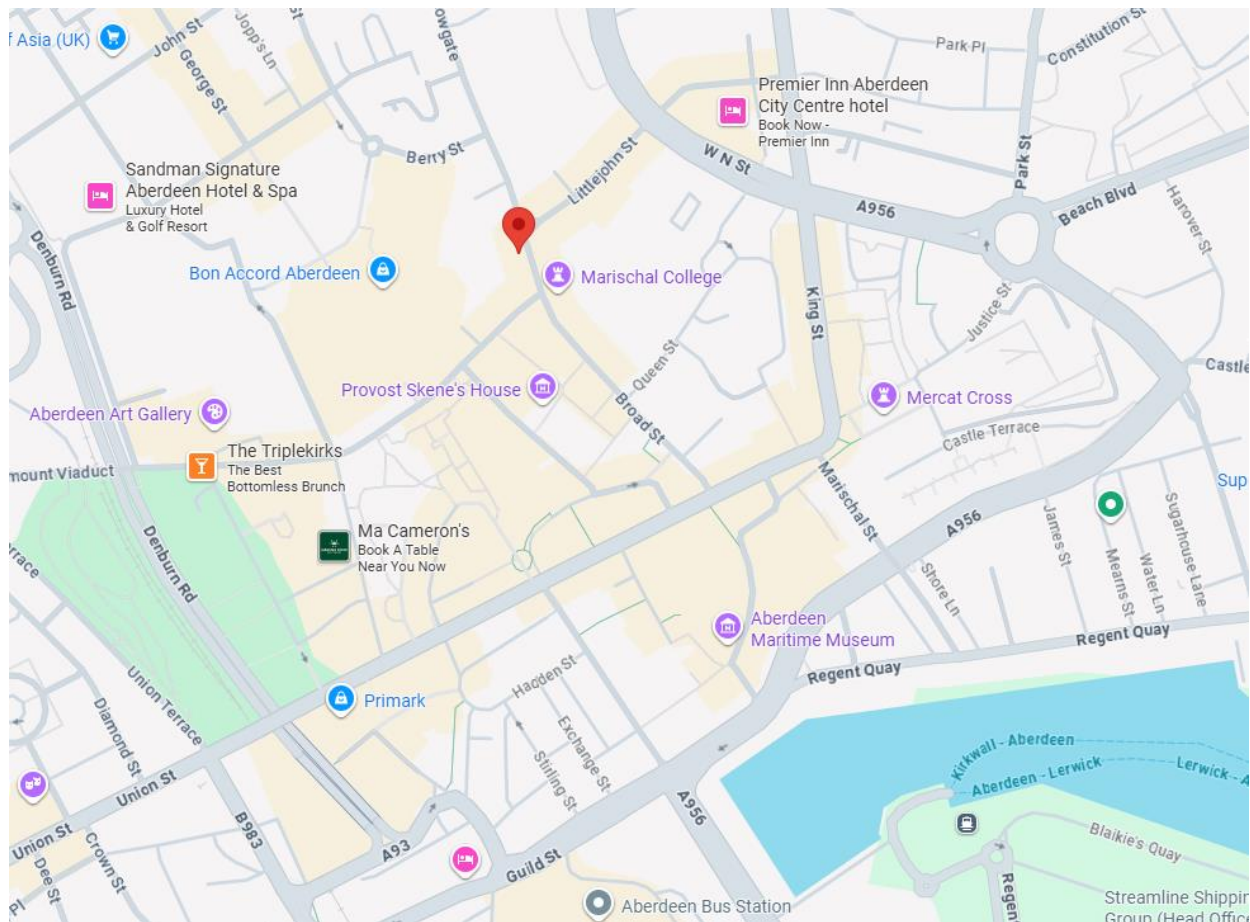
Lease expires 31<sup>st</sup> December 2037, Passing rent £30,000 per annum. The next rent review 1st January 2028 (the January 2023 rent review remains outstanding).

## Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

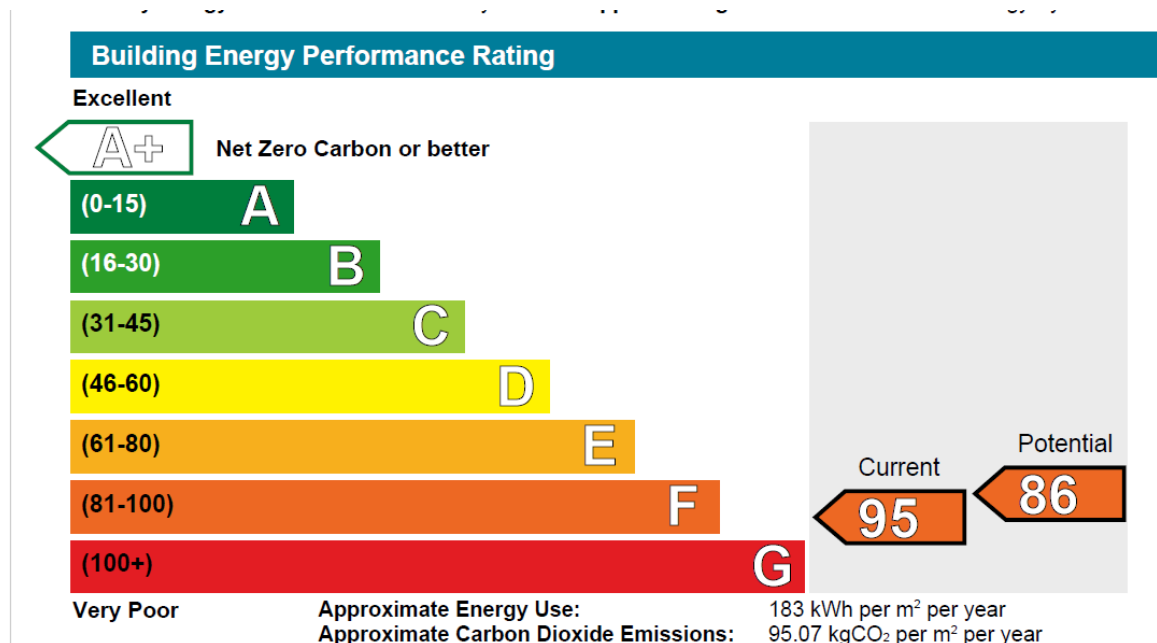
For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com) or James Grimes on 07989 986388 / email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)

## Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

## EPC





## Internal & External Photos





