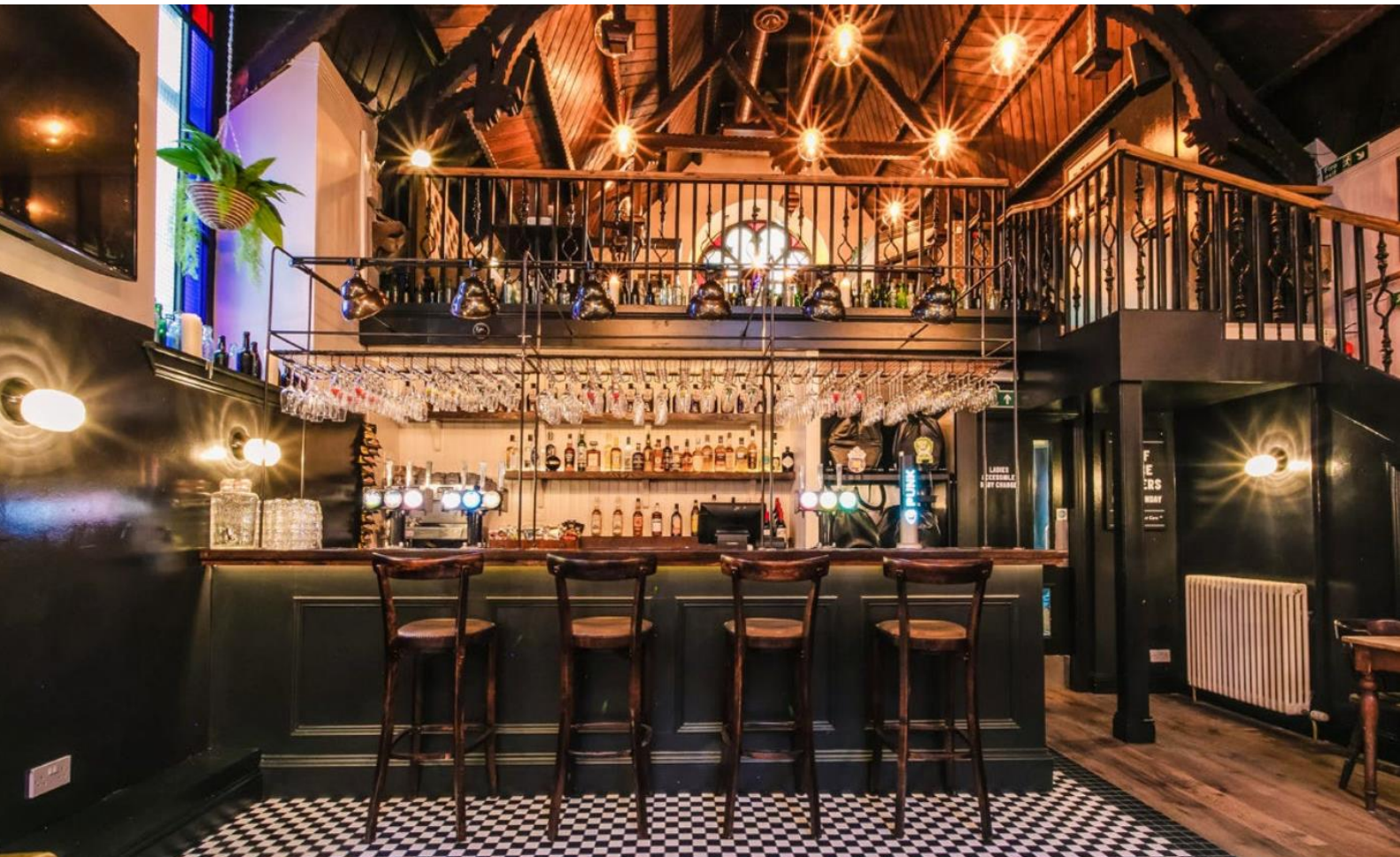


## FREEHOLD PUB FOR SALE FORMER BREWDOG, ABERDEEN (EXCHANGE ST)



### FORMER BREWDOG, 33 EXCHANGE STREET, ABERDEEN, AB11 6PH

(Historic Photo)

- Town centre location, less than 200 metres from Aberdeen Railway Station
- Quirky bar premises within former church
- Licenced to sell alcohol until 3:00am on Friday and Saturday
- Within close proximity to £40m Aberdeen Market regeneration

**FREEHOLD WITH VACANT POSSESSION UPON COMPLETION**

**GUIDE PRICE £275,000**

**SUBJECT TO CONTRACT**

Sole Selling Agent

COUNF339

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

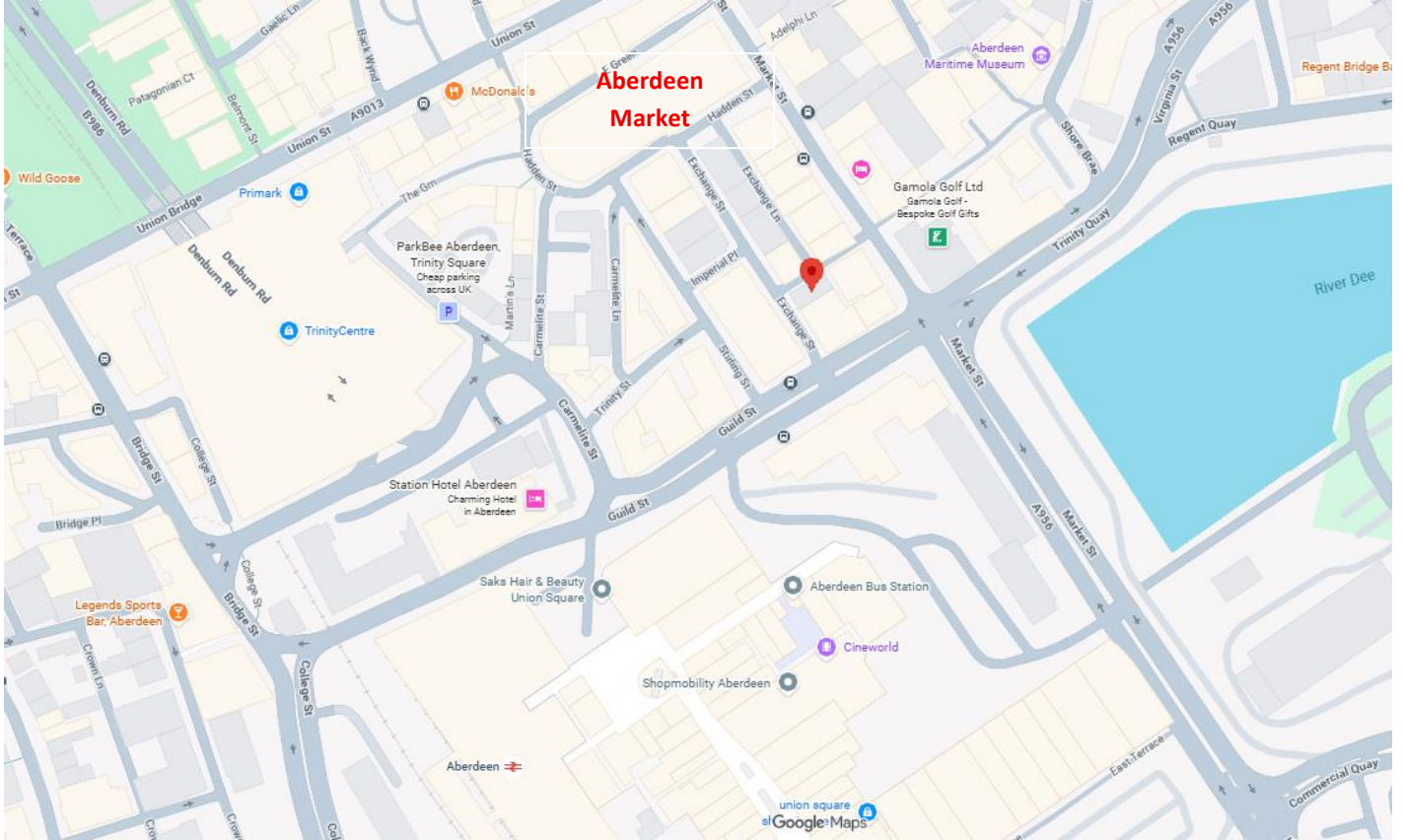
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

Town centre location, fronts Exchange Street at its junction with Trinity Lane, surrounded by a mixture of offices, retail and other licenced premises. Aberdeen Railway Station lies less than 200 metres to the south west. The site lies within close proximity to the £40m [Aberdeen Market Regeneration](#) which is due to complete end 2027 - see location plan below.



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

[Link to Location Map](#) - [Link to Street View](#)

## Description

Quirky drinking establishment within a former church, benefiting from good floor to ceiling height, largely open plan trading area fitted a single bar servery plus a mezzanine trading area.

<b>Approximate Total Gross Internal Area</b>	158 sq m	(1,700 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.

## Licensing

We have been advised that the property holds a premises licence which permits the sell alcohol from 11:00am until 2:00am on Sunday to Thursday and from 12:00pm until 3:00am on Friday and Saturday. All interested parties are to undertake their own due diligence regarding licensing prior to submitting an offer.

## Planning

Not listed and but situated near many listed buildings and situated within a conservation area.

## Rating Assessment

Listed as 'Public House' with a rateable value of £21,750 with effect from 1<sup>st</sup> April 2026.

## Tenure

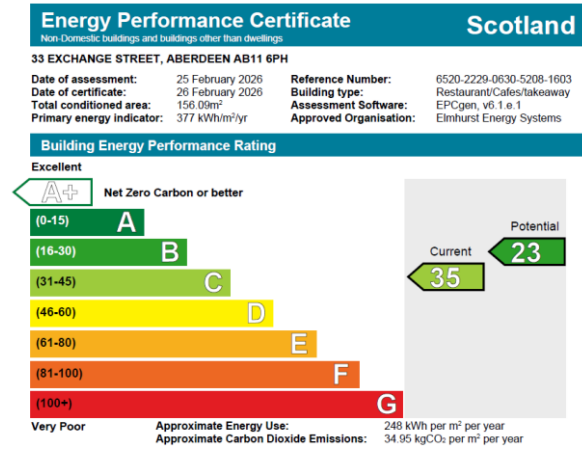
Freehold with vacant possession upon completion.

## 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).

## EPC



## Additional Photos (Historic images)

