



51 Langstane Place, Aberdeen, AB11 6EN

- Turnkey bar opportunity
- Located over 3 floors
- Great City Centre location
- Floor area (GIA) 183.5 sq.m (1,976 sq.ft) approx.
- Offers in the region of £275,000 exc

LOCATION

The subjects are located on South side of Langstane Place, midway between Bon Accord Crescent and Bon Accord Street within the heart of the City Centre. Furthermore, the premises are located a short walking distance from Union Street, which has seen several new developments being constructed providing a wide array of amenity including restaurants, shops, cafes, hotels and bars.

The subjects are located within one of the main thoroughfares for hospitality, with several bars and clubs located nearby including Soul Bar, Dusk, The Spiritualist and Paramount Bar.

DESCRIPTION

The subjects comprise a licensed bar located on the lower ground, ground and first floor within a B-listed mid-terraced traditional townhouse constructed of granite under and pitched and slated roof.

Internally the lower ground floor consists of a staff kitchen, storage areas and office, with the ground floor the main bar and first floor occupying male and female toilets. The subjects main entrance is accessible via Langstane Place however is also accessible via Bon Accord Square. The property has been operated as a cocktail bar since 2009 as such benefits from a loyal customer base.

FIXTURES AND FITTINGS

All fixtures and fittings are to remain within the premises, making this an ideal turnkey opportunity.

FLOOR AREA

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq.m	Sq.ft
Lower Ground Floor	56.2	605
Ground Floor	96.5	1,039
First Floor	30.8	332
Total	183.5	1,976



PRICE

Offers in the region of £275,000 exc.

TRADE

Full accounts can be made available to interested parties after a formal viewing.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £46,000 effective from 1 April 2024. The Rate Pounding for 2024/25 is 49.8p. An incoming occupier will have the right to appeal this value.

ENERGY PERFORMANCE CERTIFICATE

(EPC):

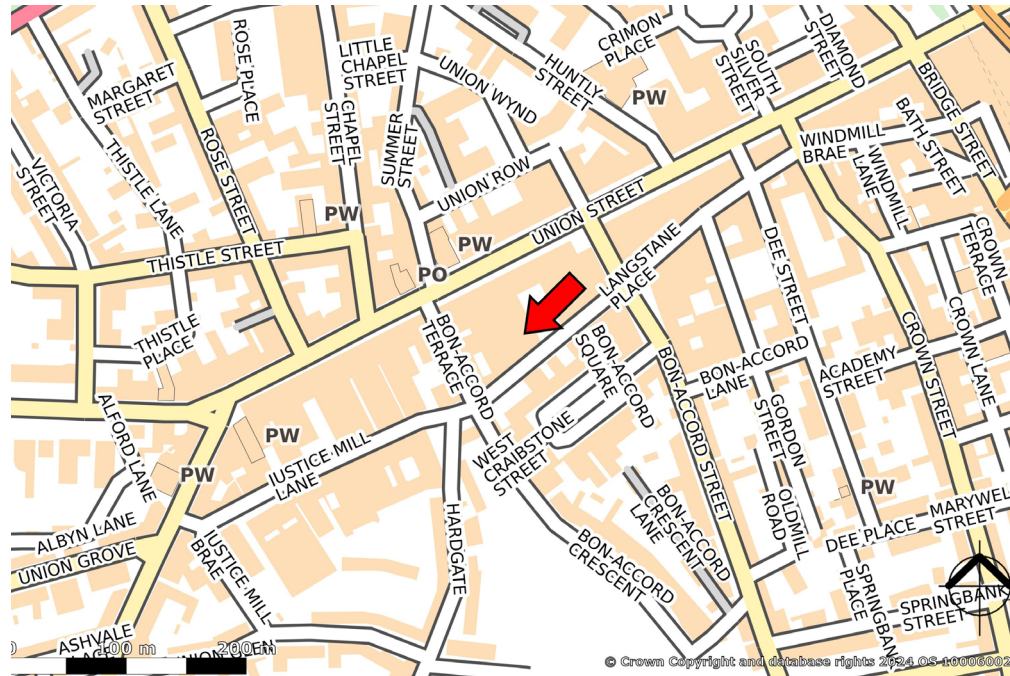
Each building has a current Energy Performance Certificate of D.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.



LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Chris Ion
Partner
Chris.ion@g-s.co.uk
07717 425298



Alex Robb
Surveyor
alex.robb@g-s.co.uk
07850 818919

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: February 2025