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# For Sale

## Retail/Restaurant/Licensed Trade/ Development Opportunity

**FULL HOT FOOD/  
RESTAURANT  
CONSENT**



**73-75 SKENE STREET  
ABERDEEN  
AB51 3SA**

- OFFERS OVER £195,000
- FULL HOT FOOD/RESTAURANT CONSENT
- DEVELOPMENT POTENTIAL

Edinburgh  
0131 225 6612

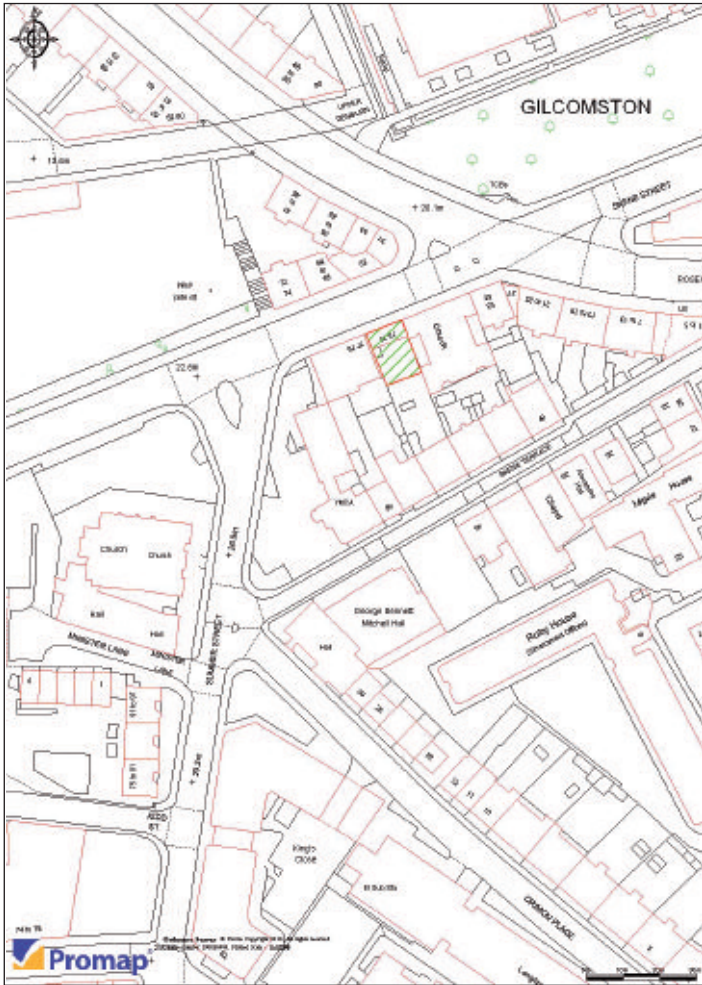
Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

Dundee  
01382 227900

Inverness  
01463 717202



#### **LOCATION:**

The subjects are located in Aberdeen city centre on the South side of Skene Street close to its junction with the Rosemount Viaduct.

The central location offers excellent public transport links including bus and rail travel.

Nearby occupiers include Sue Ryder Care, Letts & Co and the Nargile.

We would refer you to the location plan.

#### **DESCRIPTION:**

The subjects comprise a ground and first floor restaurant of granite and slate construction. The property benefits from Class 3 (Restaurant) consent Act. In addition, at the rear of the property lies a large seating area.

Internally, the property benefits from a regular rectangular layout with kitchen facilities at ground and seated areas at both ground and first floor levels. W/C facilities are situated on the ground and first floor.

To the rear of the subjects, lies an attractively configured decking area.

#### **ACCOMMODATION:**

The subjects have been measured in accordance with the 6th edition of the RICS code of measuring practice and have areas of approximately 85.97 sq.m/925 sq.ft

#### **DEVELOPMENT POTENTIAL:**

There is the possibility to extend the building to the rear, albeit prospective purchasers would have to make their own enquiries with the Aberdeen City Council planning department in that regard.

#### **TENURE:**

The subjects are held on heritable tenure.

#### **PURCHASE PRICE:**

Offers in excess of £195,000 are sought for our client's heritable interest in the subjects.

#### **RENT:**

Upon Application

#### **VAT:**

All prices, rents and premiums quoted are exclusive of VAT

#### **VIEWING/FURTHER INFORMATION:**

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