

**FOR SALE / MAY LEASE**

Prominent City Centre Unit with Outstanding Business Potential



**Former BrewDog**

17 Gallowgate, Aberdeen, AB25 1EB

Offers in the region of £230,000 / Rent - £23,000 per annum

Find out more at [www.g-s.co.uk](http://www.g-s.co.uk)

- **Aberdeen City Centre Location**
- **High Footfall Area Across from Marischal College**
- **Vacant premises**
- **Unit Extends to 1,895 Sq. Ft.**

### **INTRODUCTION**

17 Gallowgate occupies a prominent position within Aberdeen City Centre, the principal Commercial, retail and administrative hub serving the Northeast of Scotland. The City Centre benefits from excellent transport connectivity, including direct access to the national road network via the A90, regular rail services connecting Aberdeen with Scotland's Major cities and Aberdeen international Airport.

The property is well positioned to benefit from the diverse customer base generated by Aberdeen's Workforce, Student population, Residents, tourists and visitors, making it an attractive location for a hospitality operator seeking a presence within one of Scotland's most important regional centres.

The premises are arranged over the ground floor and basement levels and extend to a total gross area of approximately 175 Sq M (1,895 Sq Ft).

### **THE PROPERTY**

The ground floor area offers seating for around 66 covers. The premises benefits from a prominent bar servery on the ground floor along with male & female WCs. The basement, level provides essential ancillary accommodation, including a beer store together with a variety of storage and back-of-house areas.



## ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

### Public Areas

- Main area (66) with bar servery
- Male & Female WCs
- Bar area
- Disabled WC

### Service Areas

- Cold Store
- Staff Room/ Locker room
- Office area
- 2 Storage areas

### TRADE

Vacant unit — no recent accounts available.

### LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

### SERVICES

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

### ENERGY PERFORMANCE CERTIFICATE

The Properties EPC Rating - B

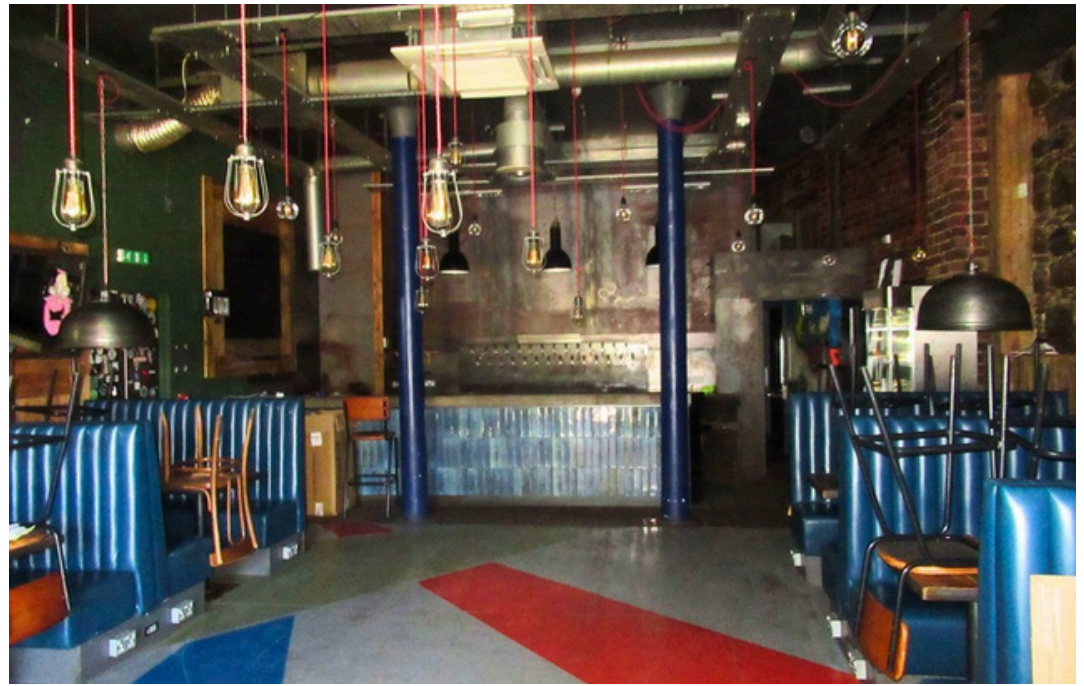
### RATEABLE VALUE

Rateable Value — £15,750 (Effective 1st April 2026)

### TENURE

Leasehold OR Heritable (Freehold)/Outright Ownership)







## PRICE/RENT

**Leasehold** - £23,000 PA

**Heritable (Freehold)** - Offers in the region of £230,000

## LEASE TERMS

A new full repairing and insuring lease is offered with the remaining terms up for negotiation.

## FINANCE BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB



To arrange a viewing please contact:



### MARTIN SUTHERLAND

Licensed Trade & Business Agent  
martin.sutherland@g-s.co.uk  
07768 704 203



### MAX WALLACE

Graduate Surveyor - Hotel + Leisure  
max.wallace@g-s.co.uk  
07881 244 790

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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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.