



The Illicit Still

- City Centre Bar
- Fixed Rent £25k / 2 Year Lease
- Deposit £5k / F&F £5k
- Large Basement Bar & Private Function Space
- Fully Fitted Commercial Kitchen
- Tied Beer & Cider Only - EPC Rating G

22-24 Netherkirkgate, Aberdeen, AB10 1AU

Freehold: Offers Invited

To Rent: Nil premium

Annual Rent: £25,000

Ref: 5255006

LOCATION

The Illicit Still is prominently located on the Netherkirkgate & Guestrow, with access on both sides of the building, in the heart of historic Aberdeen, Scotland.

The property benefits from its prime position in the city centre with the bustling Aberdeen Harbour just a stone's throw away. Situated in the renowned "Granite City," the bar is surrounded by elegant grey granite buildings reflecting the city's unique architectural heritage. Its proximity to the North Sea provides a distinctive maritime atmosphere making it a captivating destination for locals and tourists alike.

Aberdeen is a city in North East Scotland and is the third most populous city in the country. Aberdeen is one of Scotland's 32 local Government Council areas and has a 2020 population estimate of 198,590 for the city of Aberdeen and a population of 227,430 for the local Council area making it the United Kingdom's 39th most populous built-up area.

The city of Aberdeen is 93 miles northeast of Edinburgh and 398 miles north of London. It is the northernmost major city in the United Kingdom with long sandy coastline and features an oceanic climate, with cool summers and mild, rainy winters.





THE OPPORTUNITY

We are looking to secure an new tenant for our clients.

The business is in excellent turnkey condition and a rare opportunity to run "a gem" of a traditional cellar and main street bar in the thriving centre of Aberdeen. Mixing tradition with a modern twist, historic strong wet and food sales.

The bar previously hosted live music and sporting events.

DESCRIPTION

Large basement bar area of outstanding character in excellent decorative order with a small multipurpose private function space.

Ground floor style bar with separate street level access. Both are served by a large fully operational kitchen.

INTERNAL DETAILS

The premises are very well presented and briefly summarised as follows:

Main entry is via Guestrow leading into an the entrance hallway with stairs down to a large and spacious basement cellar bar.

The bar is set out with a split level raised seating area which forms around the back of the main bar area. The bar is positioned centrally with significant seating all around. Ladies and gents toilets are well located off the main bar area. There is also a spacious commercial kitchen with associated service areas including a beer cellar and manager's office.

The "Wee Bar" is located on the ground floor and is accessed via Netherkirkgate, as well as through the main cellar bar. The bar offers operators a neatly presented compact business as well as a very good function space, which is ideal for private events.

The pub is serviced by a dumb waiter from the kitchen and its own bar.





FIXTURES & FITTINGS

The pub is ready to trade with all the appropriate fixtures and fittings that will remain under the ownership of the landlord.

TRADING HOURS

Sunday - Thursday
11.00am - 2.00am

Friday & Saturday
12.00noon - 3.00am



TENURE

The business and property are offered for sale on a leasehold basis, may sell the freehold by way of negotiation.

New FRI lease with annual rent of £25,000 for a fixed 2 year period. Deposit of £5,000 and fixtures and fittings £5,000.

The lease benefits from free of tie on wines, spirits and minerals with draught beer and cider tied.

Machine income 50/50 split.

REGULATORY

Premises Licence

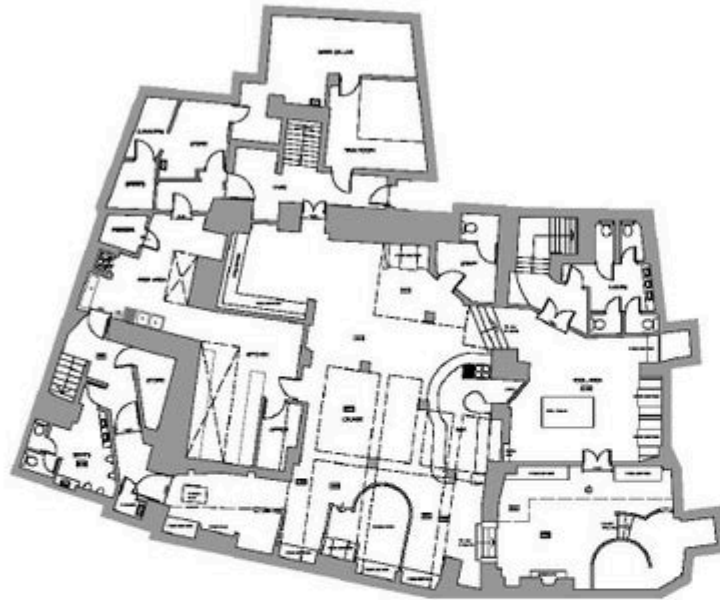
Class 3 Consent

BUSINESS RATES

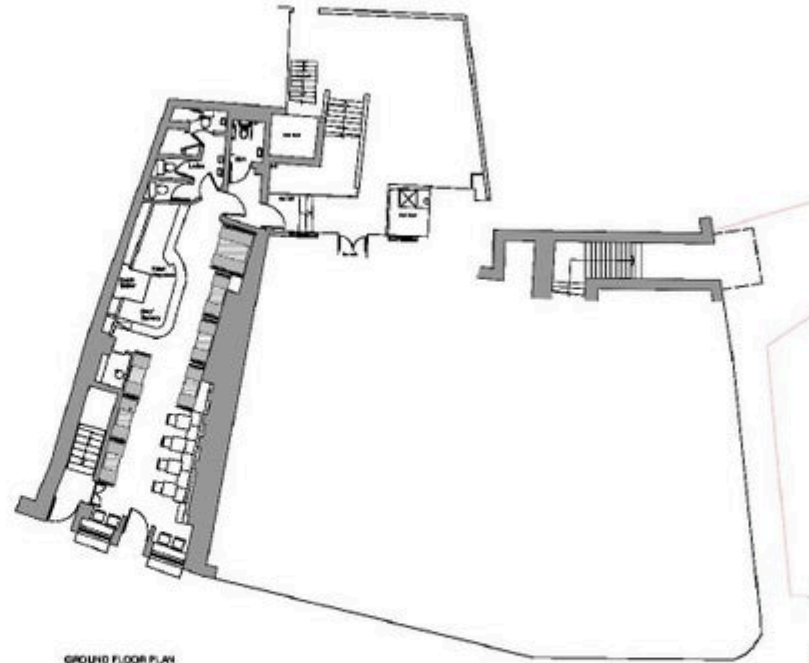
The Rateable Value is £71,500 with effect from 1 April 2023.

Confirmation of actual business rates payable should be obtained from the local Authority.





BASMENT FLOOR PLAN
AS EXISTING



GROUND FLOOR PLAN
AS EXISTING

| REVISIONS | | | |
|--|---|-------|---------|
| SCALE | DATE | DRAWN | CHECKED |
| 1/100 | 201216 | ds | |
| PROJECT | | | |
| illicit still Aberdeen | | | |
| DRAWING | | | |
| GA's As Existing | | | |
| G1 GROUP | | | |
| <ul style="list-style-type: none"> • Hamilton House 70 Inverhall Drive Dunfermline GY2 9DT | <ul style="list-style-type: none"> • +44 (0)141 881 2403 • +44 (0)141 881 2402 • www.g1group.co.uk • info@g1group.co.uk | | |
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| ILICIT STILL 0101 | | | |

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



SIMON WATSON

Senior Business Agent - Hospitality

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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