

FOR SALE

Striking Hotel in Prominent City Centre Location



Mercure Aberdeen Caledonian Hotel
10-14 Union Terrace, Aberdeen, AB10 1WE
Offers Invited – Freehold

Find out more at
www.g-s.co.uk

[///gained.taped.boxer](http://gained.taped.boxer)

- **Prominent location in the centre of Aberdeen overlooking Union Terrace Gardens**
- **Operating with the benefit of international branding**
- **83 ensuite letting bedrooms**
- **Lounge Bar (c.40 covers) + Bistro restaurant (c.30 covers)**
- **Four function rooms with an individual room capacity of up to 75 guests**
- **Scope to evolve the business**
- **Heritable (Freehold) / Outright Ownership**



INTRODUCTION

GRAHAM + SIBBALD IS DELIGHTED TO OFFER FOR SALE, ON AN EXCLUSIVE BASIS, THIS SUBSTANTIAL ELEGANT VICTORIAN PROPERTY THAT IS AN 83 BEDROOM HOTEL OVERLOOKING UNION TERRACE GARDENS IN THE HEART OF ABERDEEN.

The hotel was acquired by the current owners as part of a portfolio that includes hotels in the southern half of England. Therefore, the owners have decided to openly offer the hotel to the market to focus their resources on the hotels closer to them.

LOCATION

Aberdeen is located on the North Coast of Scotland and boasts plenty of activities and attractions for tourists and visitors. Aberdeen is the third most populous Scottish city and while it is well known for its role in the energy sector, including offshore oil and gas exploration, its coastal location with a long sandy coastline also makes it a popular leisure destination. The city has a seafaring heritage, and this can be seen at the Aberdeen Maritime Museum; other attractions include the exotic plants and tranquil ponds of Duthie Park and the many historic castles and sites that can be explored inland, along with Royal Deeside.

The Mercure Aberdeen Caledonian Hotel is located in the heart of Aberdeen overlooking Union Terrace Gardens. A short walk from the hotel is Union Street, which is one of the main shopping areas of Aberdeen. The wider surrounding area comprises a range of property uses including offices, retail and residential. The hotel's central location means that it is close to the mainline station, which is approximately 10 minutes from the property, and Aberdeen International Airport is circa 20 minutes drive away.

Union Terrace Gardens is a popular area in the centre of the city that re-opened in December 2022 following a £28.3 million refurbishment to include improved wheelchair access and new amenities such as a play area for children, toilets and cafes while restoring the Gardens' historic features. The improvements to Union Terrace Gardens are part of a City Centre and Beach Masterplan that is designed to invigorate both areas while enhancing Aberdeen's unique qualities and characteristics.

THE PROPERTY

The Mercure Aberdeen Caledonian Hotel is an elegant Victorian hotel that was designed reflecting the local vernacular and being in the very heart of the original city, is one of the most historic hotels in Aberdeen. It features a Renaissance style of architecture in white Kemnay granite with stained glass windows that convey Aberdeen's rich and varied heritage, including the harbour, beach and many castles.

The hotel is part of a terrace buildings of varying ages and design that front onto Union Terrace. It benefits from having an elevated position overlooking Union Terrace Gardens. The hotel extends through to the cobbled Diamond Street at the rear where its car park can be accessed.

The hotel is 5-storeys plus basement and the accommodation comprises, briefly, as follows:

PUBLIC AREAS

Ground Floor

The hotel's main entrance is up an impressive flight of stairs from Union Terrace, through vestibule to the entrance hallway with reception counter.

Lounge Bar

Accessed to the left of reception is the main lounge bar with bar servery with steps up to a further seating area (c.40 covers).

Bistro Restaurant

The Bistro Restaurant is access off the upper seating area (c.30 covers).

Function Facilities

The hotel benefits from having four meeting/function rooms ranging in size, which can be accessed via a separate external entrance.

Room	Description	Capacity + Layout
Terrace Suite	Centrally located at the front of the hotel and benefiting from its own entrance and views over Union Terrace Gardens	<ul style="list-style-type: none">• 75 Theatre• 35 U-shaped• 20 Boardroom• 40 Classroom• 60 Banquet
Grand Suite	At the front of the hotel with bay windows overlooking Union Terrace Gardens	<ul style="list-style-type: none">• 30 Theatre• 15 U-Shaped• 20 Boardroom• 15 Classroom• 30 Banquet
Diamond Suite	Positioned off the main Reception with large stained-glass windows and easy access to the Bistro	<ul style="list-style-type: none">• 30 Theatre• 15 U-Shaped• 20 Boardroom• 15 Classroom• 30 Banquet
Fraser Suite	A small room suitable for private meetings	4 Boardroom

LETTING BEDROOMS

The hotel provides 83 ensuite letting bedrooms that are located on the first to fourth floors.

Bedroom Type	Quantity
Single	23
Standard Double	17
Standard Twin	6
Deluxe Double	28
Deluxe Twin	4
Suite	5

All bedrooms are ensuite:

- 61 x bath plus shower
- 21 x shower only
- 1 x accessible shower and separate bath



SERVICE AREAS

The venue has a wide range of back of house facilities and amenities to support the day-to-day running of the business including:

- Commercial kitchen
- Ladies, gents and accessible WCs
- Administration and management offices
- Maintenance area
- Staff facilities
- Spirit and wine store
- Boiler and plant rooms



OUTSIDE

Being located in such a prominent position in central Aberdeen, the hotel has limited external areas, although benefits from its position relative to Union Terrace Gardens.

To the rear of the hotel, accessed via Diamond Street, there is parking for 20 cars.

LISTED BUILDING

Number 14 Union Terrace, part of the hotel, is an Historic Scotland Listed Building Category C.

TRADE

A data room containing trading information is available to seriously interested parties who have completed a Non-Disclosure Agreement.



STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

<https://all.accor.com/hotel/A0H8/index.en.shtml>

Trip Advisor – 4 (Very Good)

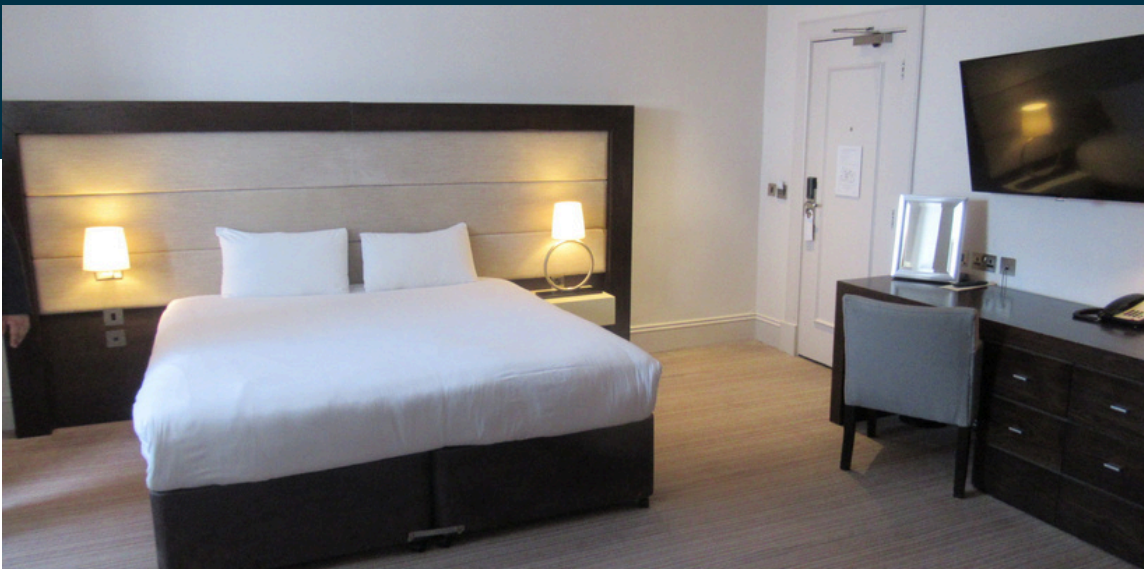
Booking.com – 7.5 (Good)

Accor – 4.2/5

SERVICES

Mains electricity, gas, water and drainage. Heating and hot water from gas fired boiler.





ENERGY PERFORMANCE CERTIFICATE

Mercure Aberdeen Caledonian Hotel – EPC Rating – F

The EPC is available on request.

RATEABLE VALUE

Mercure Aberdeen Caledonian Hotel

- Rateable Value £240,000 (1st April 2023)

TENURE

Heritable (Freehold) / Outright Ownership

The hotel is currently operated with the benefit of a franchise arrangement with Accor to use the Mercure branding. Arrangements for the continuation of the brand will need to be discussed with Accor when appropriate.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/BUSINESS MORTGAGES

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

PRICE

Offers are invited for the heritable (freehold) interest in the whole property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

METHOD OF SALE

A corporate transaction of a sale of the shareholdings in the OpCo/PropCo Limited Cos. is the preference. The sellers, however, would consider an asset sale as a TOGC.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

VIEWING

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:



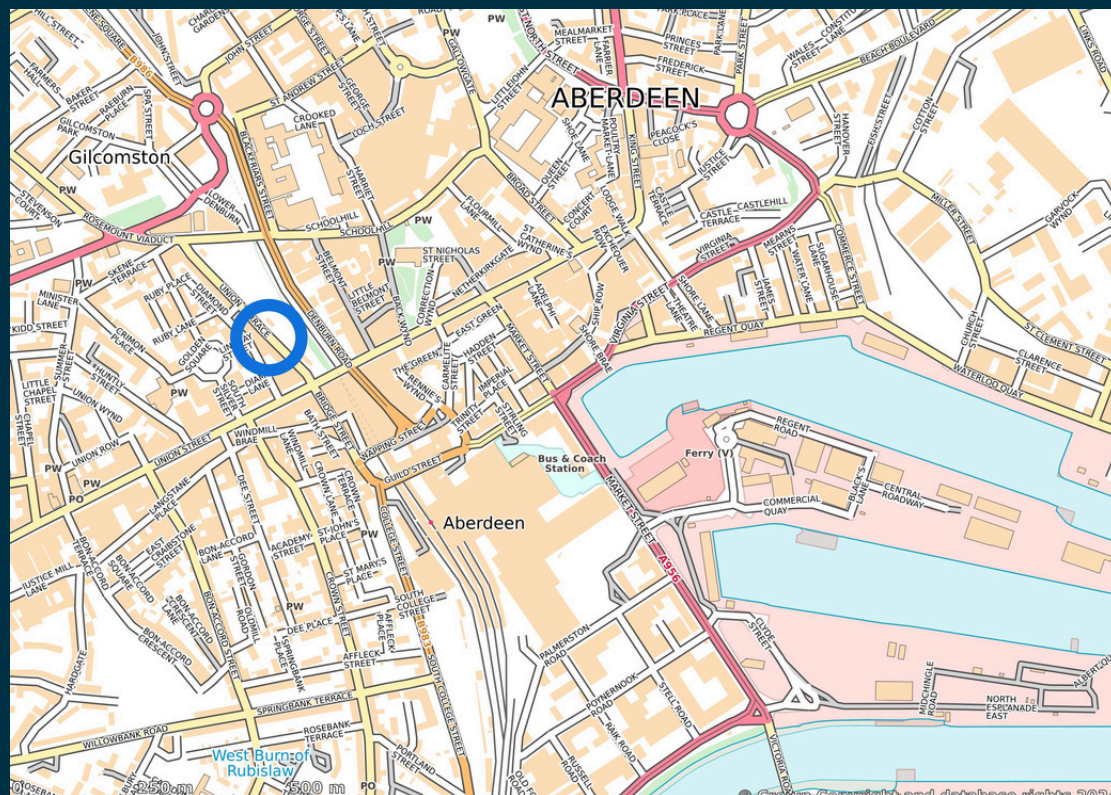
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5. A list of Partners can be obtained from any of our offices.

Date published: January 2025

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.