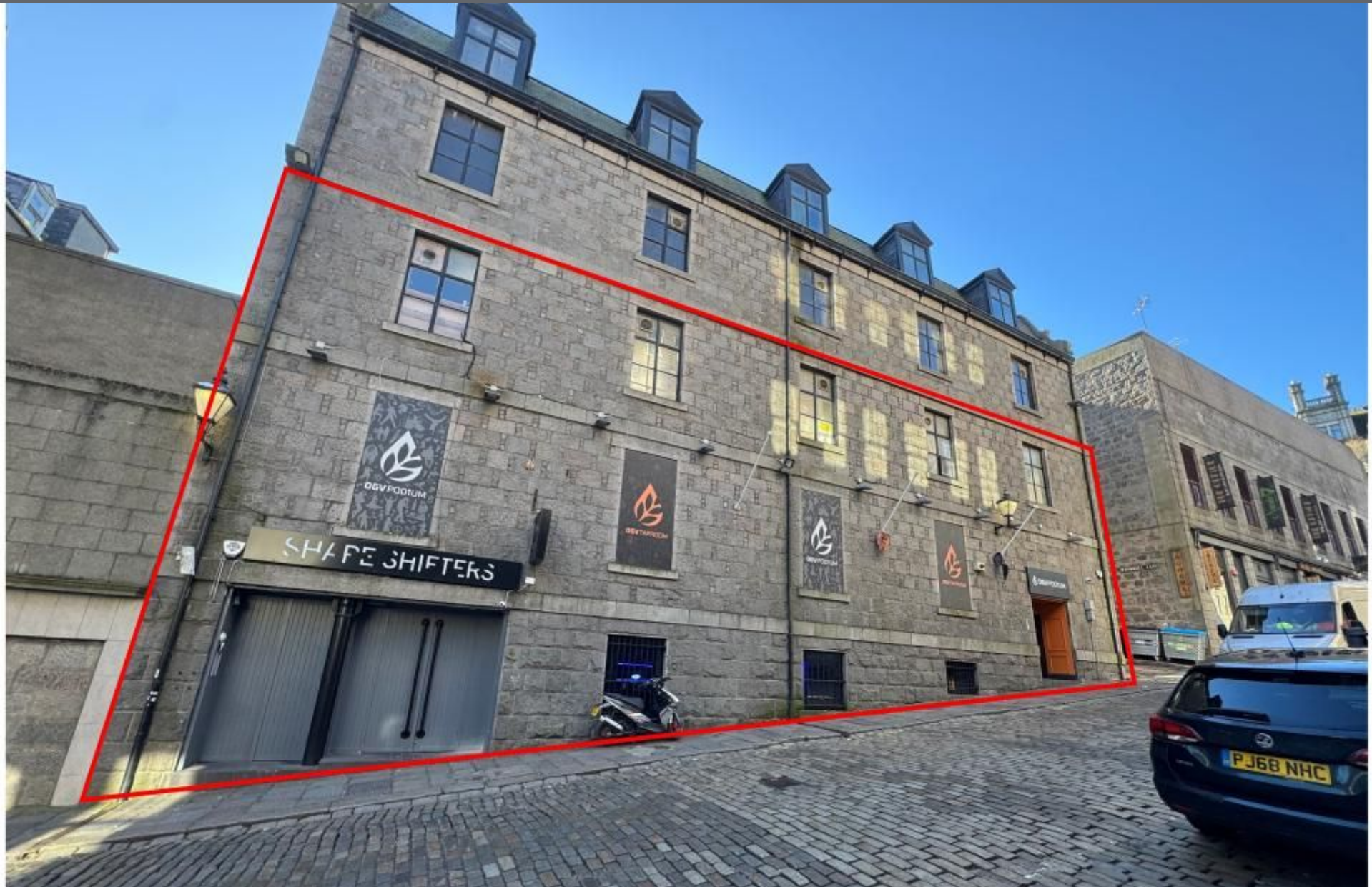


LOT 104 - Aberdeen

Commercial Auction - 24th March 2026

allsop



Heritable Public House Investment

17-19 Windmill Brae, Aberdeen, Aberdeenshire, AB11 6HU

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GUIDE PRICE *

£300,000 - £350,000

Gross Initial Yield 16.67%

Commercial - 24th March 2026

Live Stream (the first lot to be offered at 11.00 am)

Key Features

- The property is arranged over three floors to provide a bar
- Total accommodation of approx. 1,805 sq (19,429 sq ft)
- Let to OGV Taproom Limited (Lower ground part sub-let to Breakout Games Limited)
- The Seller advises the tenant has extensively refurbished the unit spending in excess of £200,000
- Situated within the City's established leisure area
- Located 350m from Aberdeen train station
- VAT is applicable

Current Rent Reserved

£50,000 p.a.

Tenure

Heritable



Location

- ★ Aberdeen is a port city and the third largest Scottish city, it is also the main administrative and financial centre for the North East of Scotland
- ▲ The city benefits from good communications being at the junction of the A90 and the A96
- 🚉 Aberdeen Train Station is some 350 metres from the property with services to London Cross\ (King's Cross\)
- ✈ The city also benefits from Aberdeen Airport being some 6 miles north of the city centre
- 📍 The property is situated on Bridge Place, accessed via Bridge Street, which leads to Union Street
- 🍷 Occupiers close by include a number of bars, restaurants and hotels \ (Travelodge and Citi\)

Additional Information

- The property forms part of a larger building, the remainder of which is not included in the sale.

VAT - VAT is applicable to this lot.

Allsop

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TSA Property Consultants Ltd

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Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
OGV Taproom Limited ⁽¹⁾	Lower Ground Floor ⁽¹⁾	716.70 sq m	7,714 sq ft	8 years from 18.12.2020 FR& I subject to schedule of accommodation	£50,000 p.a.	Reversion 2028
	Upper Ground Floor	827.60 sq m	8,908 sq ft			
	First Floor	260.70 sq m	2,806 sq ft			
	Total	1,805 sq m	19,429 sq ft			

(1) There is a Sub-Lease from OGV Taproom Limited to Breakout Games Limited of the Lower Ground floor of the Property.
<https://ogvtaproom.com/bars/aberdeen/>

Featured 1



Featured 2



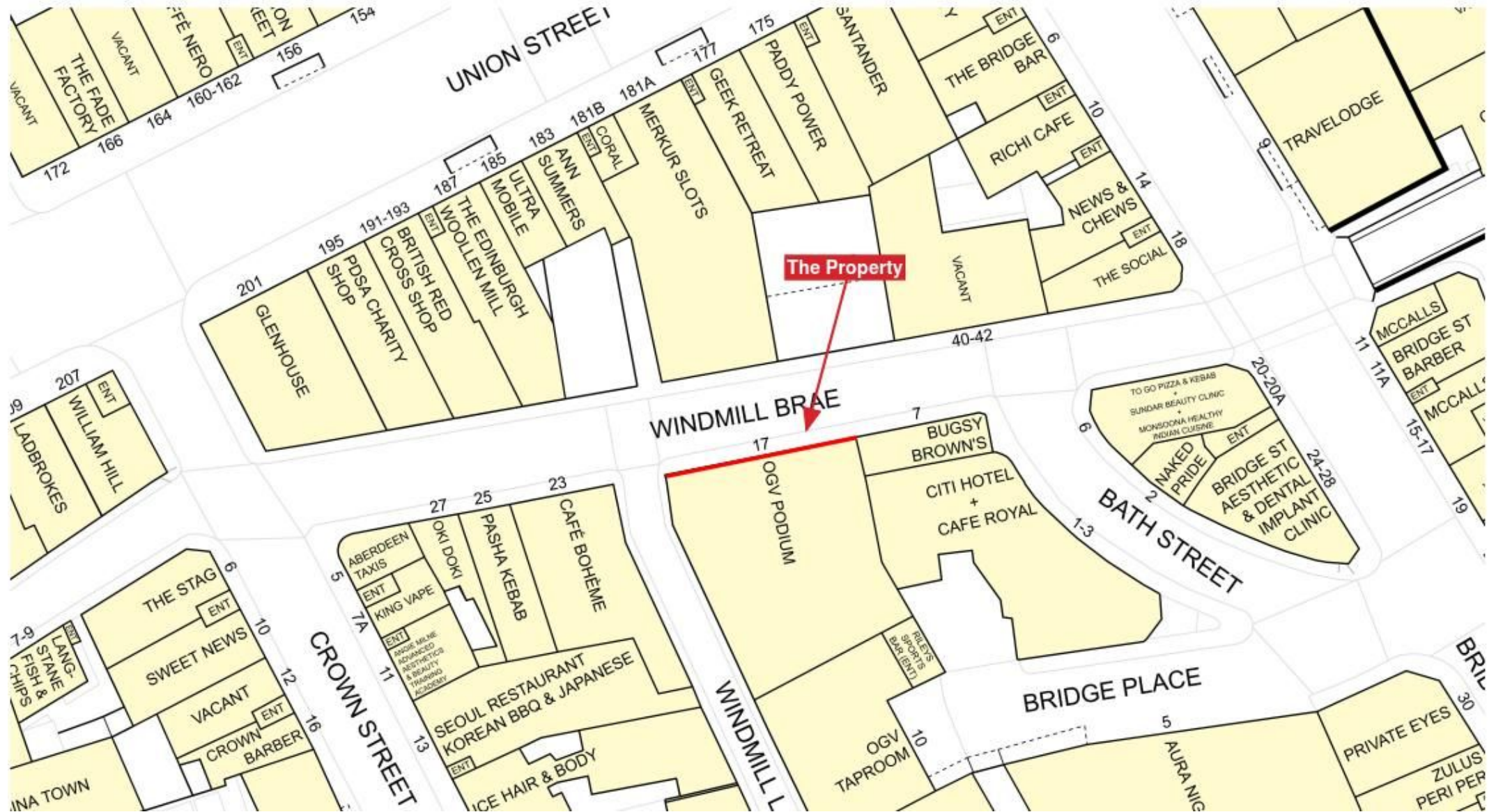
Featured 3



Featured 4



GOAD Map



Pro map



NB. The plan is for identification purposes only.



Addendum

Please note the property was not inspected by Allsop LLP. The photos are supplied by Seller and Joint Agent

Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT
- #### Commercial Auctions
- All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.
2. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.
Other Matters
3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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