



17-19 Windmill Brae, Aberdeen, AB11 6HU

City Centre Location

- Substantial Property
- Held on F.R.I Lease
- Expiry: 17th December 2028
- Passing Rent: £50,000p.a
- Price: o/o £350,000

#### LOCATION

The property is located within an established leisure area in Aberdeen city centre, within easy walking distance of Aberdeen railway & bus station and Union Street, which is the city's primary shopping thoroughfare

Aberdeen is Scotland's third largest city, with a population of around 230,000 people and is widely regarded as the energy capital of Europe. The city, which is located in the north-east of Scotland, has two universities, with a combined student population of around 30,000 students.

The property has access from both Windmill Brae and Bridge Place. Neighbouring occupiers include, Café Bohème, Arik nightclub, Rileys sports bar and various takeaways.

#### PROPERTY

The subject property comprises leisure premises arranged over the lower ground floor, upper ground floor and part of the first floor of a substantial four storey and attic building constructed of granite under a pitched and slated roof.

##### Lower Ground Bar

The accommodation comprises a bar area (accessed Windmill Brae) with fitted seating and a bar servery, male and female customer toilets, a commercial kitchen area and cellar areas.

##### Upper Ground Bar

This area can be accessed off Windmill Brae or Bridge Street and comprises a bar area with numerous seating areas, bar servery areas, store rooms, with male and female customer toilets and office area at first floor level. The tenant has also fitted out self service beer taps.



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#### AREA

Lower Ground: 716.7sqm (7,715sq ft)  
Upper Ground: 827.6sqm (8,908sq ft)  
First Floor: 260.7sqm (2,806sq ft)  
Total: 1,805sqm (19,429sq ft)

#### NAV/RV

Upper & 1st: £60,000  
Lower: £50,000

#### LEASE SUMMARY

The property is let to OGV Taprooms Limited on a Full Repairing and Insuring Lease which is subject to a Schedule of Condition.

The lease expires on 17th December 2028 at a current passing rent £50,000pa. OGV Taproom has been developed by the team at OGV Energy a well-established media group within the energy industry.

Currently operating bars in Aberdeen, Peterhead and Newburgh they also own and operate a brewery in Deeside wholesaling craft beers nationwide.

#### PRICE

The property is available on a freehold Investment basis for offers over £350,000

#### V.A.T.

Figures quoted are exclusive of V.A.T.

#### VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

#### E.P.C

A copy of the E.P.C. will be made available for any interested party



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#### TITLE & LEASE

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.