



# The Illicit Still

- City Centre Bar
- Free of Tie Lease, Annual Rent £55,000
- Large Basement Bar & Private Function Space
- Turnkey Condition
- Fully Fitted Commercial Kitchen
- Annual Rent £55,000 - EPC Rating G

22-24 Netherkirkgate, Aberdeen, AB10 1AU

Freehold: Offers Invited

To Rent: Nil premium

Annual Rent: £55,000

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 a new tenant for our clients.

The business is in excellent turnkey condition and a rare opportunity to run on a Free of Tie Lease, "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.

New FRI (initially five years), rent of £55,000 as well as a monthly payment for rental of fixtures and fittings - (or they can be removed if required).

The lease benefits from full free of tie enabling tenants to negotiate their own supply deals.

## REGULATORY

Premises Licence

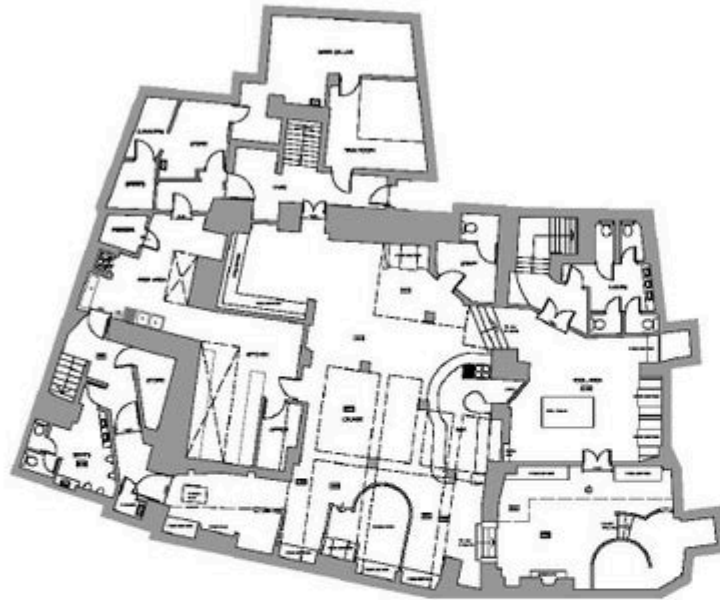
Class 3 Consent

## BUSINESS RATES

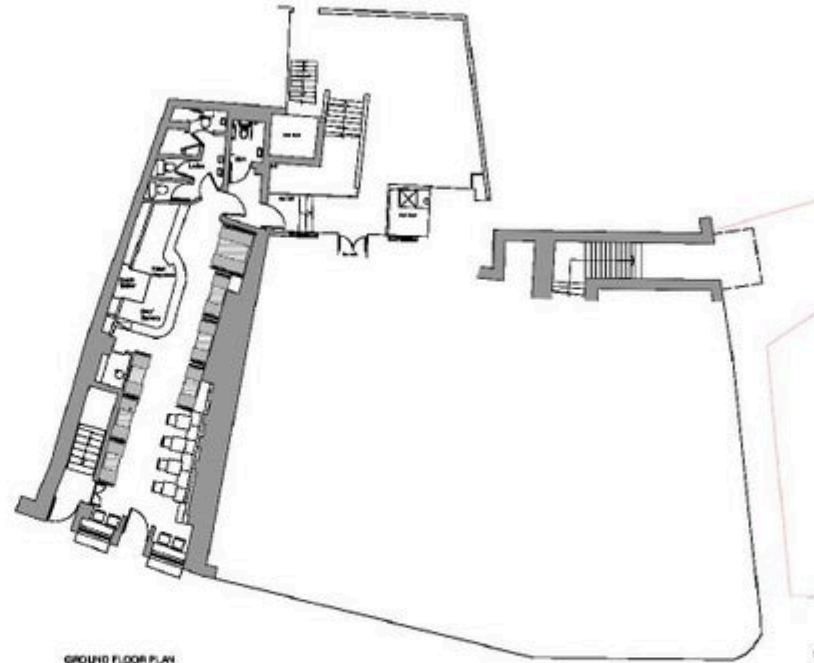
The Rateable Value is £71,500 with effect from 1 April 2023.

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	DRWN	CHECKED
1/100	201216	ds	
PROJECT			
illicit still Aberdeen			
DRAWING			
GA's As Existing			
G1 GROUP			
<ul style="list-style-type: none"> <li>• Hamilton House</li> <li>70 Inverhall Drive</li> <li>Dunfermline</li> <li>GY2 9DT</li> </ul>	<ul style="list-style-type: none"> <li>• +44 (0)141 881 2403</li> <li>• +44 (0)141 881 2402</li> <li>• www.g1group.co.uk</li> <li>• info@g1group.co.uk</li> </ul>		
DRAWING No.			
ILICIT STILL B 001			

## 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

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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

Business Agent - Hospitality

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#### CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.