

**TO LET** (SUBJECT TO VACANT POSSESSION)  
FIRST CLASS FULLY FITTED LICENSED  
PREMISES

ENAEUM SUITES



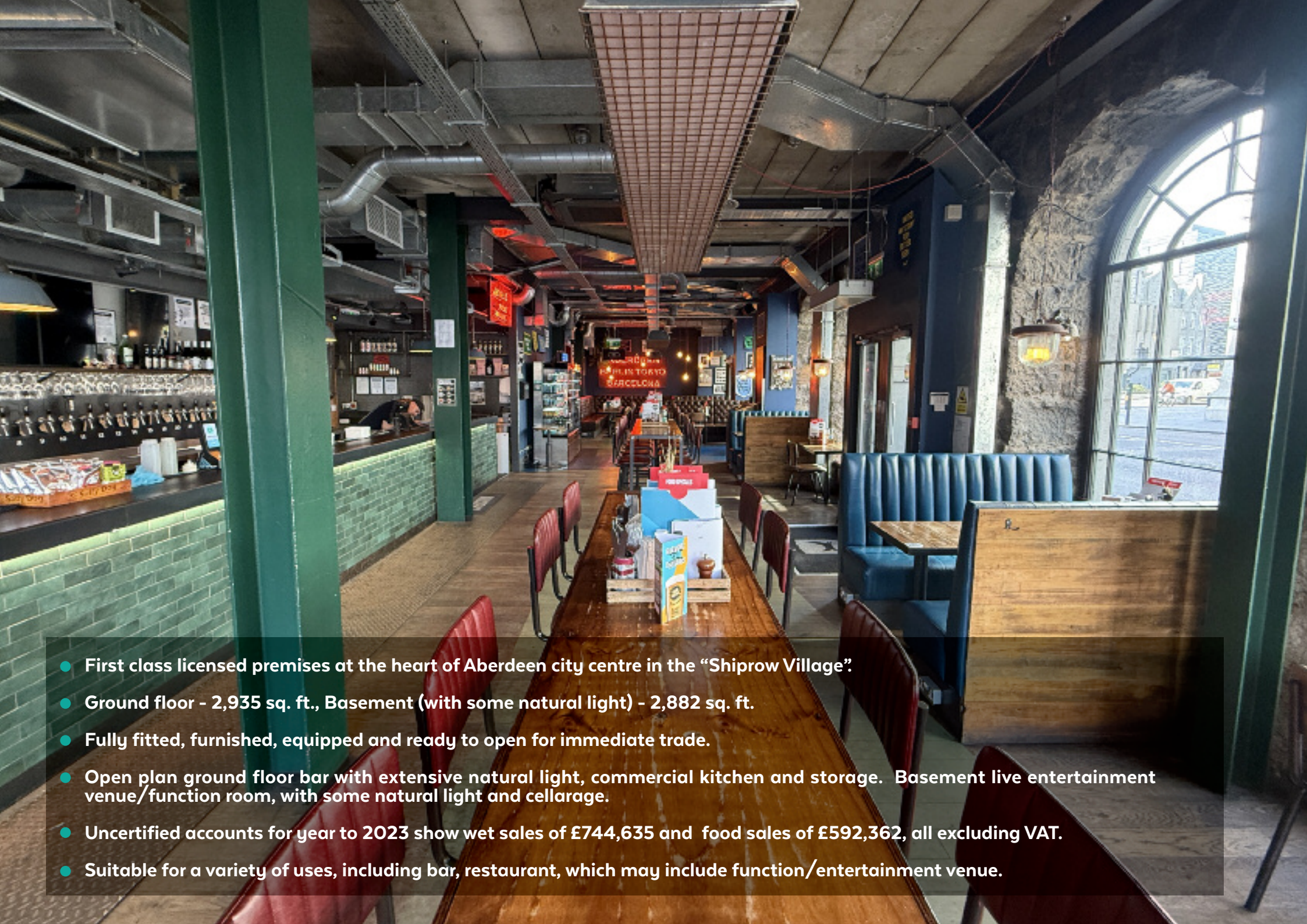
FORMER **BREWDOG**

5-9 UNION STREET, ABERDEEN  
AB11 5BU

GUIDE RENTAL - £59,950 PER ANNUM  
PREMIUM OFFERS ARE SOUGHT FOR A NEW LEASE

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- First class licensed premises at the heart of Aberdeen city centre in the “Shiprow Village”
- Ground floor - 2,935 sq. ft., Basement (with some natural light) - 2,882 sq. ft.
- Fully fitted, furnished, equipped and ready to open for immediate trade.
- Open plan ground floor bar with extensive natural light, commercial kitchen and storage. Basement live entertainment venue/function room, with some natural light and cellarage.
- Uncertified accounts for year to 2023 show wet sales of £744,635 and food sales of £592,362, all excluding VAT.
- Suitable for a variety of uses, including bar, restaurant, which may include function/entertainment venue.



## LOCATION

Whilst Aberdeen remains the energy capital of Europe, the city is now reflecting a greater emphasis on renewable energy and has become a hub for visual innovation. Aberdeen's fishing industry remains an important part of the local economy. Aberdeen & Grampian Chamber of Commerce have reported £30 billion of potential investment in the local economy over the next decade in energy, transport, property, health, and education. The investment is expected to lead to significant job creation and development.

The former BrewDog has a prime trading location at the connection of Shiprow, known as "Shiprow Village," to Union Street/Castlegate at the heart of the city centre. This is a prominent, highly visible, corner unit at the heart of the city centre.

## DESCRIPTION

The building itself dates from 1820 and is known as the Athenaeum Building. The subjects are formed within the ground floor and basement of the four-storey property, and the upper floors are in use as an aparthotel/service accommodation, providing valuable additional custom to the subject property.

## ACCOMMODATION

The estimated Gross Internal Floor Area is as follows:

ACCOMMODATION	Sq. M.	Sq. Ft.
Ground Floor	272.81	2,935
Basement	267.84	2,882
<b>TOTAL GIA -</b>	<b>540.65</b>	<b>5,817</b>

### GROUND FLOOR

Spacious and bright open plan bar area, with an internal staircase leading down to the basement floor. We estimate the bar has a seating capacity for approximately 115 persons. Back of house areas include a commercial kitchen, ladies, gentlemen's, accessible toilets, and storage/office area.

### BASEMENT FLOOR

There is a valuable basement floor area, which unusually has some natural light with lightwells off Union Street. The basement serves as a function/events space, ideal for live music and club nights. There is seating for approximately 100 persons. The basement accommodates the cellarage and storage, along with separate ladies and gentlemen's toilets.

## RATEABLE VALUE

The subjects are entered into the valuation role with a Rateable Value of £98,000 from 1st April 2026. As this is below £110,000 certain occupiers may benefit from a 40% discount in rates payable as part of government assistance to the hospitality sector. A new occupier has the right to appeal the Rateable Value.

## SERVICES

We understand the property is connected to all mains services. We understand there is a central heating system within the property.

## PREMISES LICENCE

We understand the premises licence will be available to an incoming tenant.

## THE OPPORTUNITY

The former BrewDog has been a popular venue within Aberdeen city centre for many years. However, the property has also been in licensed use for many years, being part of the Athenaeum Building. With the increased popularity of Shiprow as a licensed destination venue, it remains a popular prominent unit.

We have on file historic trading information for the years 2022 and 2023 as follows:

SALES (excl. VAT)	2022	2023
Wet Sales	£784,815	£744,635
Food Sales	£686,250	£592,362

Neither the joint letting agents nor our clients warrant or verify the trading information which was supplied to us by the tenant as being accurate.

The property is undoubtedly suitable as a craft beer focused public house, with the significant added advantage of a live music/entertainment basement area. The premises are also suitable for branded or un-branded restaurant use with a themed operation.

## EPC

The property has an EPC rating of G, and a copy of the EPC is available on request.

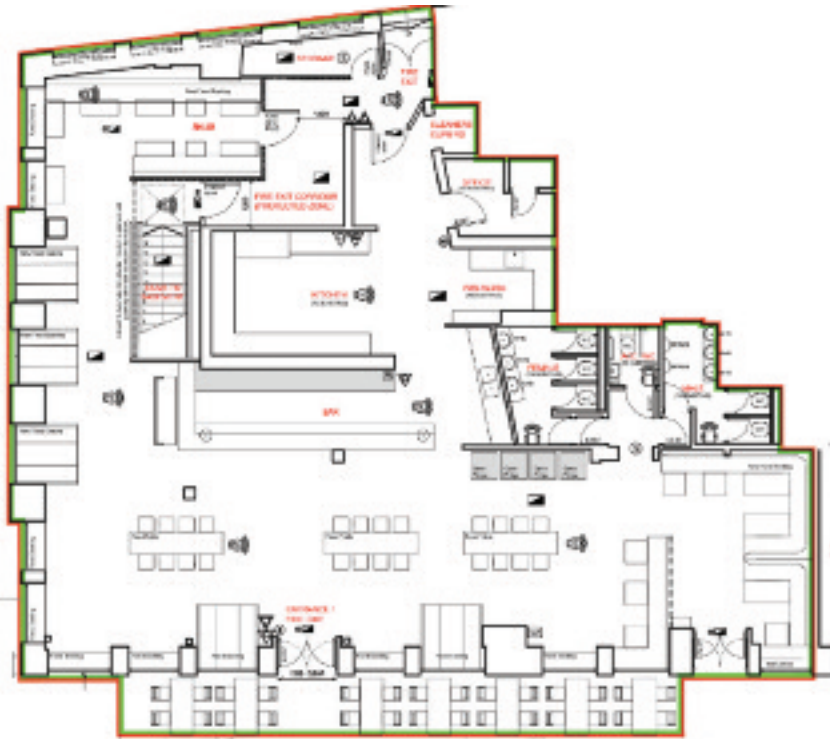
## LEASE PRICE & RENTAL

The property is offered on a new long-term, full repairing and insuring lease, at a guide rent of £59,950 per annum. The lease will be on a tenant full repairing and insuring basis and includes rent reviews at 5 yearly intervals for a period of 10 to 15 years. Premium offers are sought for a new lease, to include all tenant fixtures, fittings, furnishings, and equipment.

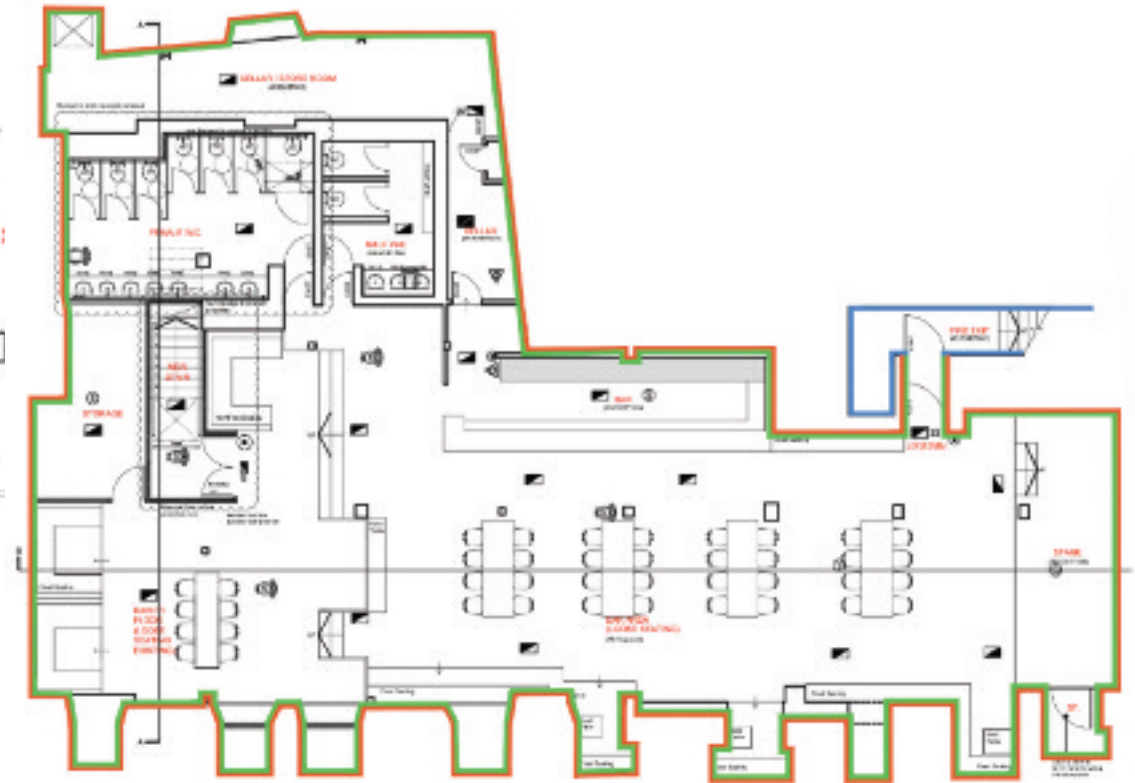




# LAYOUT PLAN



ground floor plan  
SCALE 1:100



basement floor plan  
SCALE 1:100



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## ADDITIONAL INFORMATION

### VIEWING – STRICTLY BY APPOINTMENT

For viewings contact CDLH or our joint letting agents Hutcheon Mearns Real Estate.

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## ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence. CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.