

## NEW LEASE AVAILABLE

Ground floor bar/restaurant with fully fitted kitchen.

Space within The Northern Hotel, Kittybrewster area of Aberdeen.

Extending to over 1900sq.ft (G.I.A)



**Leasehold Premium £25,000**

**Annual rent £18,000**

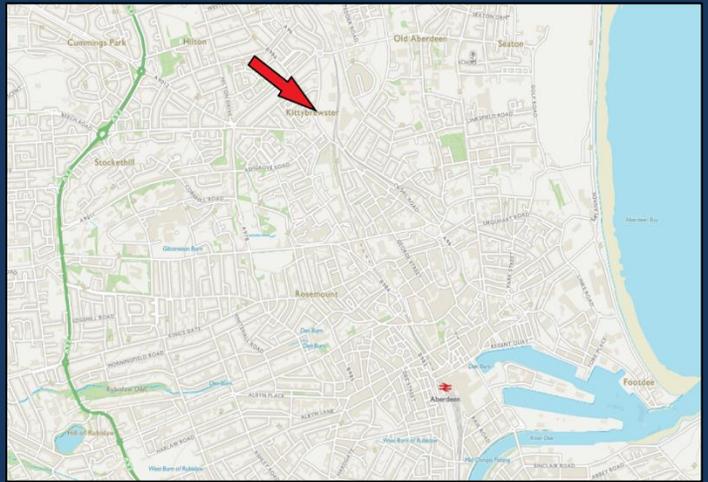
1 GREAT NORTHERN ROAD

# ABERDEEN

AB24 3PS

## Location

The Northern Hotel occupies a prominent roadside position on Great Northern Road, forming part of the A96 at its junction with Clifton Road, in the Kittybrewster area of Aberdeen. The surrounding area incorporates a mix of uses to include residential, commercial and retail properties with a retail parade situated adjacent to the hotel with operators including Ladbrokes, Dominos, and other independent retailers. The property is situated a mile north of the city centre on one of the main arterial routes and as such benefits from a high volume of passing traffic. The area is popular with the resident student population, being less than a mile for Aberdeen University campus, as well as being close to Aberdeen Royal Infirmary.



## Description

The restaurant space offered to rent includes part of the ground floor of the Northern Hotel, an A listed Art Deco landmark built in 1938, it occupies in an imposing corner location on the northern side of Aberdeen, where its distinctive V-plan layout and bold curved angles make it a striking and memorable feature of the city.

Besides the 32 bedrooms in the hotel, sleeping 61, the hotel also has the Clifton Bar and conference and wedding facilities, which will also bring further catering opportunities to the tenant .

The catering outlets in the hotel comprise of :

1. Restaurant – 80 covers
2. Clifton Bar – 60 covers
3. Ballroom – 200 covers
4. Astoria – 50 covers
5. Room Service up to 64 Covers
6. Resident Breakfasts 16350 covers (70% occ)

Locally, the restaurant is perfectly positioned to benefit from the large residential and student population, while also benefitting from a high level of passing trade. Ample parking is available in the immediate vicinity.



Toilet and ancillary storage space is also provided.

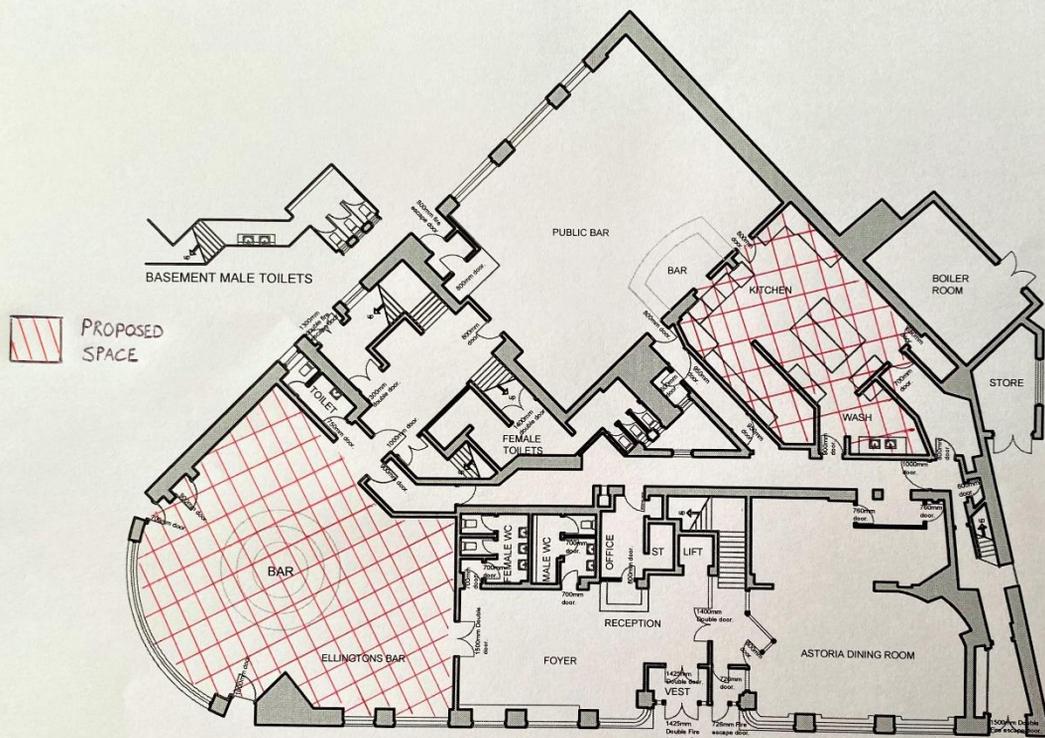
The restaurant currently called Ellington's has a capacity of up to 80 and provides an informal atmosphere with its feature circular Art Deco bar and comfortable surroundings, The fully fitted Kitchen is accessed via a service corridor.

Restaurant 121.48 sq.m (1,308 sq.ft)  
Kitchen 58.58 sq.m (631 sq.ft)

## Lease Terms

A new lease is available on Internal Repairing and Insuring terms. All lease terms are negotiable although the landlord will be seeking a minimum 10 year term.





## GROUND FLOOR PLAN

Scale 1:200 at A4



### Rateable Value

The restaurant space will require to be assessed for rates on occupation.

### Services

Utilities and services will be apportioned.

EPC Rating - G

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: January 2021