



26 North Silver Street,  
Aberdeen AB10 1RL

Licensed Restaurant Available

**FOR SALE**

5,277 Sq Ft  
(490 Sq M)



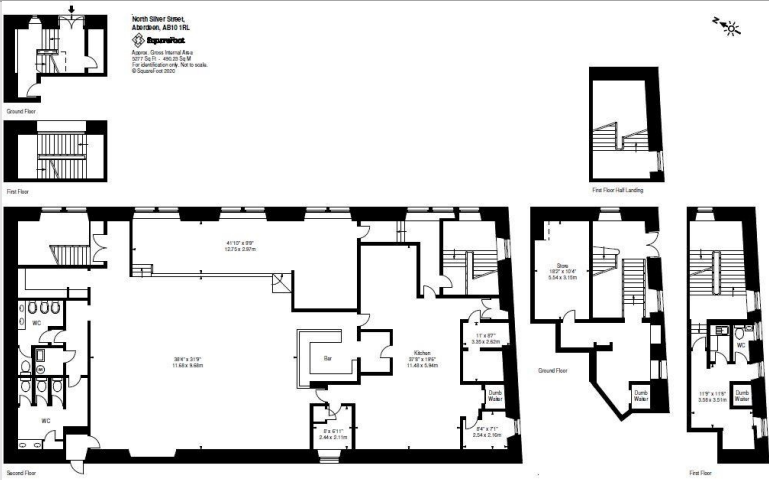
DESCRIPTION

This is a rare and exciting opportunity to acquire a licensed restaurant set over three levels within a traditional granite and slate building in an established location.

Formally occupied as a gaming centre with restaurant facilities, any potential occupier may take advantage of existing Class 3 consent.

A change of use application may also be made in order to make use of the substantial open plan space and generous ceiling heights.

- ✓ Licensed Premises
- ✓ Opportunity for alternative uses
- ✓ Prominent building in a city centre location
- ✓ Close proximity to universities
- ✓ VAT free investment
- ✓ Fixed Price of £200,000



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	189	18
First Floor	3,891	361
Basement	732	68
Mezzanine	465	43
Total	5,277	490

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit [www.saa.gov.uk](http://www.saa.gov.uk).

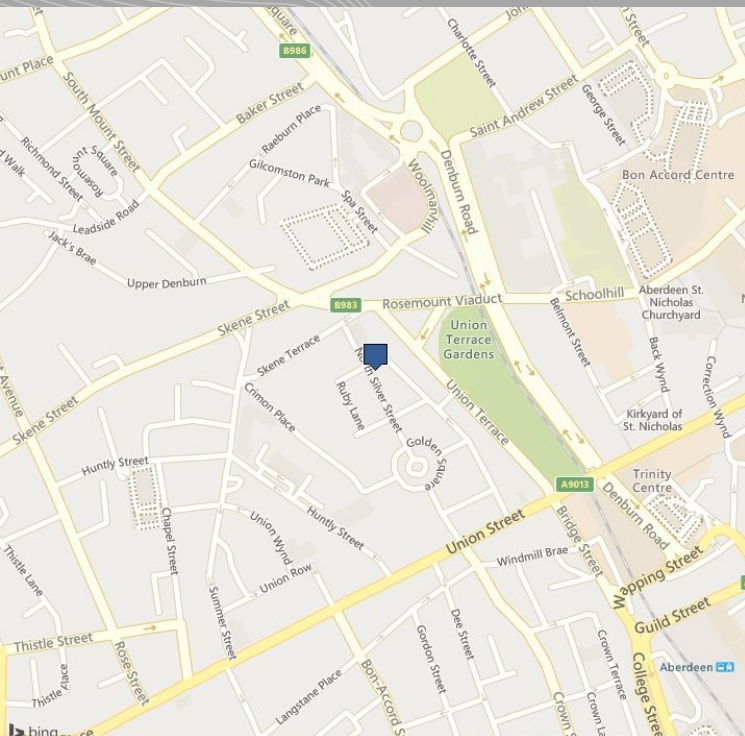
**EPC** The property has an EPC rating of G (154)











## LOCATION

The property occupies a prominent site at the junction of North Silver Street with Rosemount Viaduct/Skene Terrace, approximately a quarter of a mile north of Union Street which is Aberdeen's principal shopping thoroughfare.

The popular Golden square office location is situated at the south end of North Silver Street and immediately to the north is His Majesty's Theatre.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Geoff Scott**  
0131 226 0322  
[gscott@lsh.co.uk](mailto:gscott@lsh.co.uk)

**Aasia Mohammad**  
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