



Location

Located in the Queens Link Leisure Park situated adjacent to the Beach Esplanade in Aberdeen's beachfront area.

Queens Link Leisure Park is anchored by a 9 screen Cineworld cinema and provides a wide range of restaurant and retail offerings. Occupiers on the scheme include Burger King, TGI Friday's, Pizza Hut, Dee Dee's Family Café, Iceland and The Range.

HIGHLIGHTS

- + Established leisure park destination in Aberdeen
- + Nearby occupiers include Cineworld, The Range, Iceland, TGI Friday's, Burger King and Pizza Hut
- + Fully fitted ground floor restaurant
- + Benefits from waterfront views
- + GIA approx 479 sq m (5,166 sq ft)
- + Guide Rent: £50,000 per annum

Description

The restaurant premises comprises a ground floor unit in Queens Link Leisure Park. There is an external seating area to the front elevation.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 210 customers. Ancillary accommodation includes catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	479 sq m (5,166 sq ft)
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FRANKIE & BENNY'S, ABERDEEN
Queens Link Leisure Park, AB24 5SN

savills

Tenure

Available by way of a sublease until 22 September 2027 at a guide rent of £50,000 per annum. The most recent annual service charge was £28,894.

Rateable Value

2023 £74,000

EPC

C-37

Viewings

The restaurant is currently closed so all viewings must be arranged via the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

All figures quoted are exclusive of VAT.

Contacts

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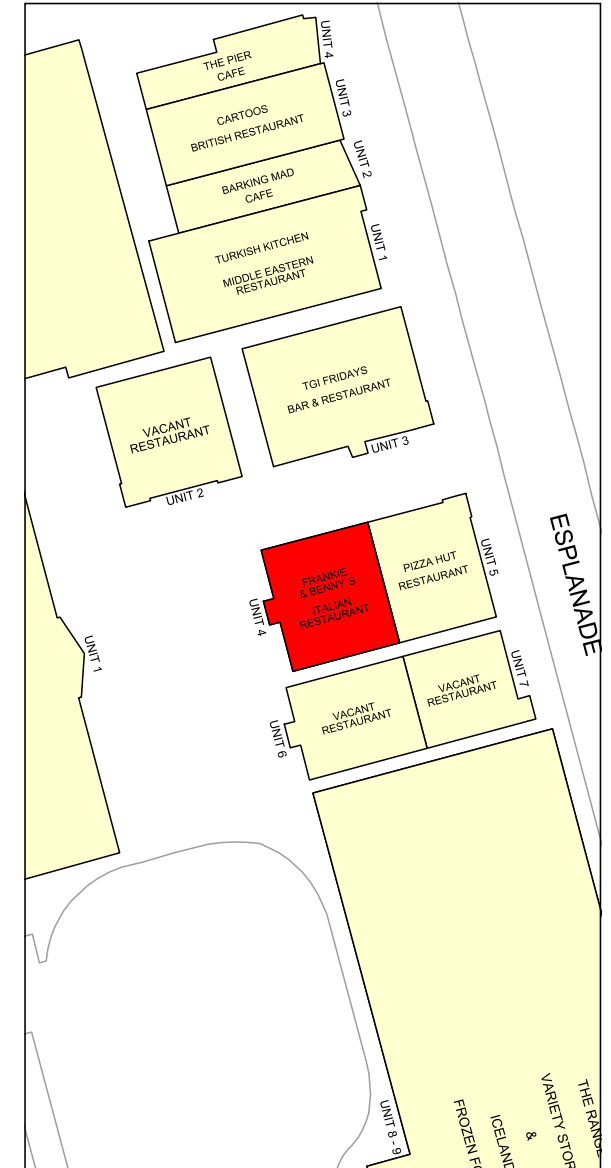
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