



The Father's House

- 17 En suite Letting Rooms
- Cafe & Hub
- Function Hall / Events
- Private Car Park
- Office Space available to rent
- Vacant - Energy Rating G

Caroline Place, Aberdeen, AB25 2TH

Freehold: £700,000

Ref: 5245056

LOCATION

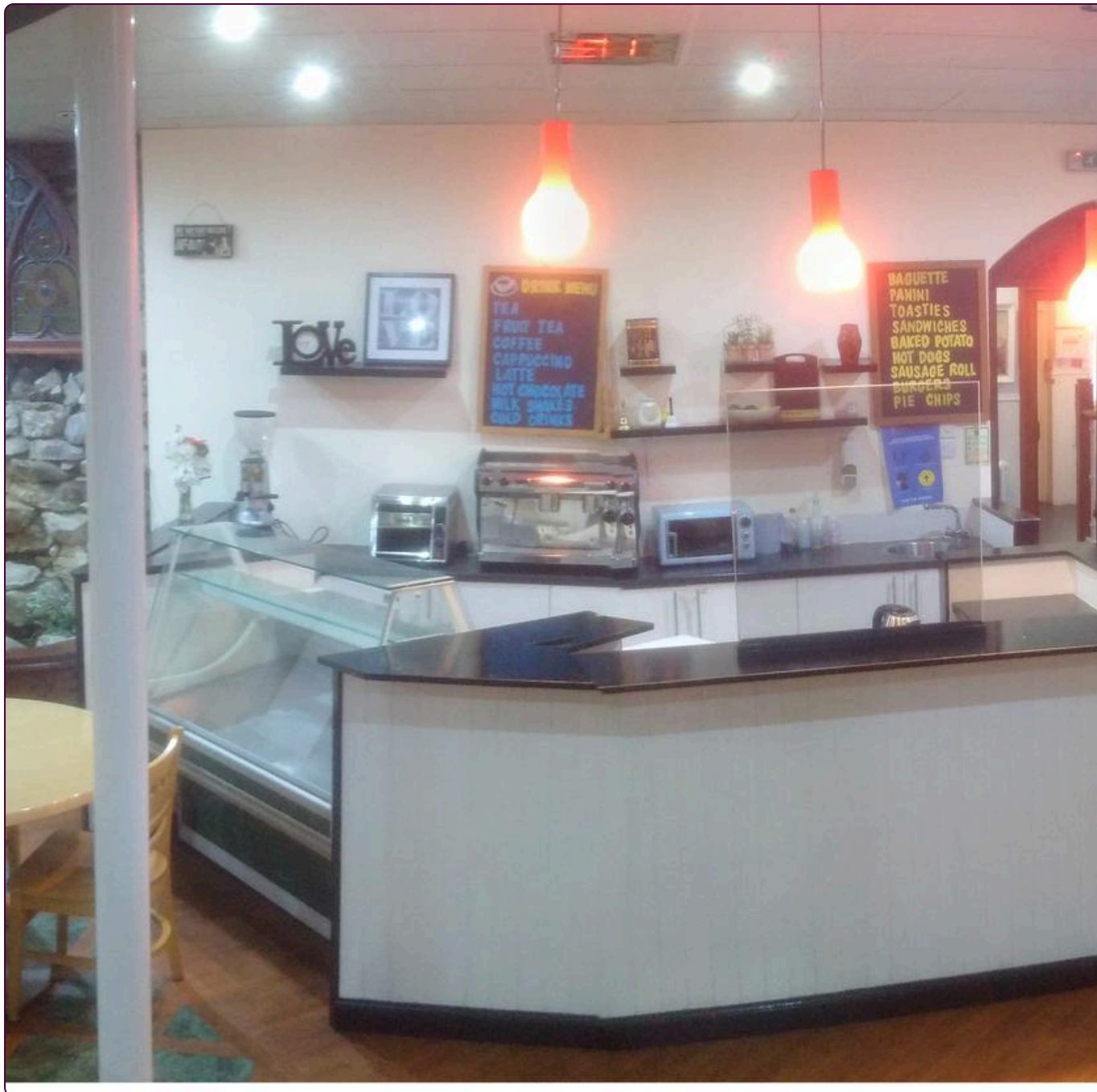
The Father's House is a multi use property situated on Caroline Place, in the city of Aberdeen. Leading to Westburn Road on the A944, which connects Aberdeen with Strathdon.

Aberdeen is a city in North East Scotland and is the third most populous city in the country. Long renowned for its association with the oil and gas industry, the city also has a thriving student population with The University of Aberdeen and Robert Gordon University being home to over 30,000 students.

Aberdeen has a powerful architecture, beautiful gardens, charming historical districts, museums, good restaurants, internationally known golf courses, a beach, as well as having a lively culture scene offering tourists a range of things to see and do.

Aberdeen Airport is around five miles to the north, with the main train station just under a mile to the south. The train services provide a frequent service to Edinburgh, Glasgow, Inverness and most parts of Scotland.





THE OPPORTUNITY

This unique property currently previously traded as a B&B, café and events space, as well as renting office space to local businesses.

The function hall on the first floor can host weddings, parties and conferences for up to 300 guests

Our clients have owned the business for 16 years and are now looking to genuinely retire which presents an excellent opportunity for an ingoing operator or developer.

The character of this property may be suited to a hotel, a charitable organisation or to future development such as residential apartments however, this would be subject to obtaining planning permission from the relevant Local Authorities.

The accommodation previously was averaging between £50 and £65 per night.



INTERNAL DETAILS

On entering The Father's House, there is a small office to your left with double doors leading to the café/restaurant area.

The café can accommodate for around 80 with a fitted service counter to the left and a fully fitted commercial kitchen to the rear. The café, since lockdown, has not been open to the public except for use of parties and wedding receptions etc.

There are eight individually decorated en suite letting rooms as well as a lounge and dining room. The rooms are a mixture of single and doubles. A mini conference room is also situated on this floor suitable for small group events.

On the first floor are a further nine en suite letting rooms which are a mixture of singles, twins, doubles and suites. There is also a large function room which would be well suited for weddings, birthdays and conferences.

Within the building are two lifts, one leading to the hall on the first floor and the other leading to the rooms.

The office space and treatment rooms were previously leased out.

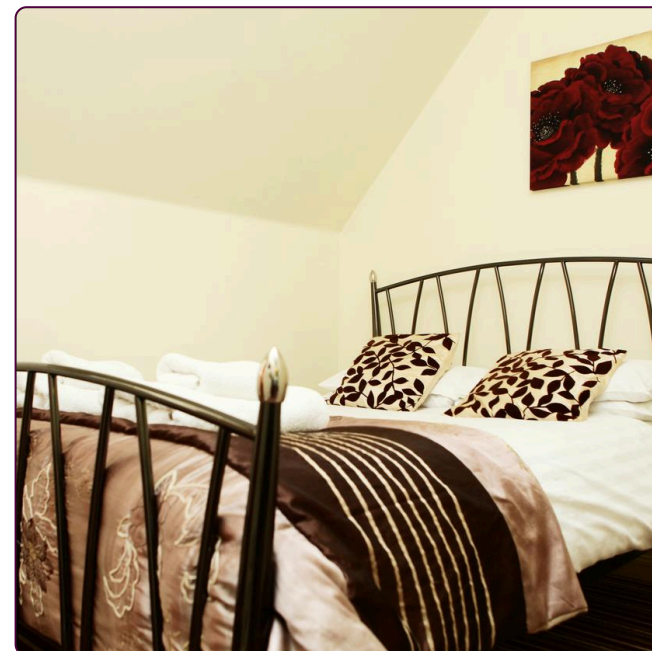
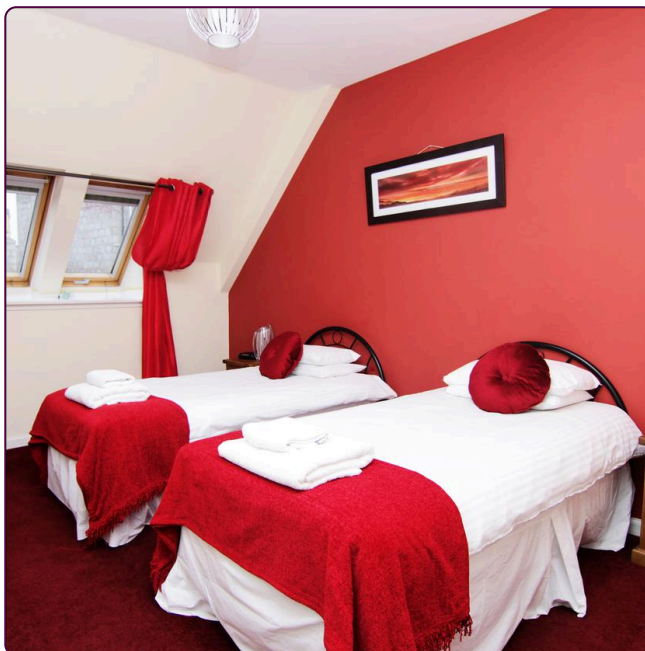
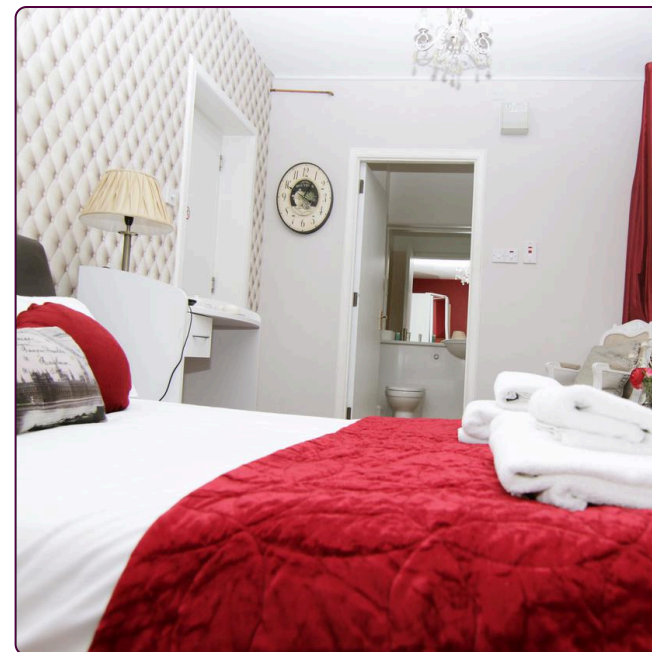
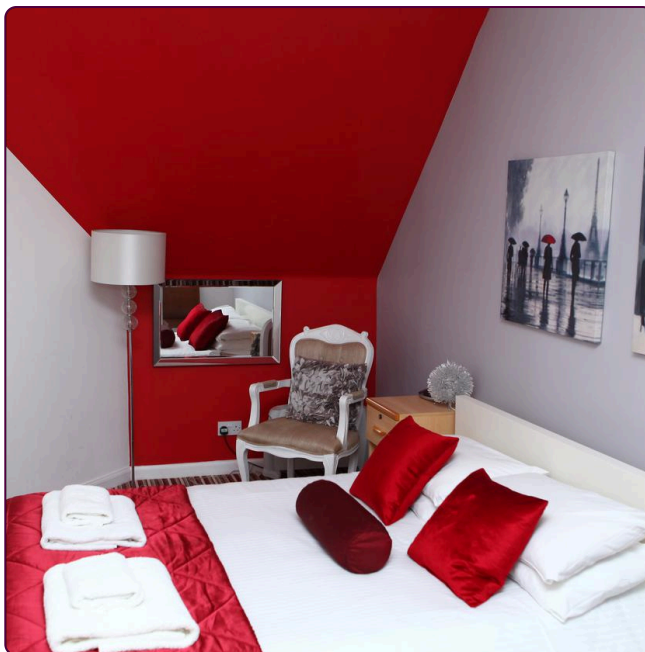
EXTERNAL DETAILS

A detached C Listed Church with a pitched and slated roof of stone construction.

Free parking is allocated to the front and rear with access to the side, however there is a CPO on part of the car park spaces by the Aberdeen City Council due to the plan to widen the road under the Berryden Project.

BUSINESS RATES

The Rateable Value is £39,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



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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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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:



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