



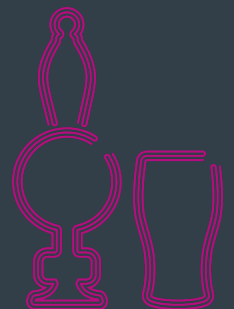
Ye Olde Frigate Bar

Ref: 5254996

57 Netherkirkgate, Aberdeen, AB10 1AU

Freehold: £265,000

- Busy Town Centre Location
- Well Established Business
- Trading Over Three Floors
- Easily managed with small team
- Free of Tie and Good Barrelage
- EPC Rating E



Ye Olde Frigate Bar, a celebrated establishment with a rich history dating back centuries, is now available for sale. This iconic property exudes a timeless charm that perfectly encapsulates the maritime heritage of Aberdeen. The exterior of the bar is constructed from the same durable granite that defines the city's architecture, offering a strong and enduring presence in a prime location.



Location

Ye Olde Frigate Bar is prominently located on the Netherkirkgate, in the heart of historic Aberdeen, Scotland. The property benefits from its prime position in the city centre with the bustling Aberdeen Harbour just a stone's throw away. Situated in the renowned "Granite City," the bar is surrounded by elegant grey granite buildings, reflecting the city's unique architectural heritage. Its proximity to the North Sea provides a distinctive maritime atmosphere, making it a captivating destination for locals and tourists alike.

Aberdeen is a city in North East Scotland, and is the third most populous city in the country. Aberdeen is one of Scotland's 32 local Government Council areas and has a 2020 population estimate of 198,590 for the city of Aberdeen and a population of 227,430 for the local council area, making it the United Kingdom's 39th most populous built-up area.

The city of Aberdeen is 93 miles northeast of Edinburgh and 398 miles north of London. It is the northernmost major city in the United Kingdom with long sandy coastline and features an oceanic climate, with cool summers and mild, rainy winters.

The Opportunity

The freehold sale of Ye Olde Frigate Bar represents an exceptional opportunity to own a piece of Aberdeen's rich history, in a prime location.

Whether you are an experienced hospitality professional looking to continue a legacy, or an investor seeking a unique property with development potential, this property offers a range of exciting possibilities.

The pub trades as a Free House with no brewery ties, and purchasers will be able to renegotiate supply deals.





Other Floors

Gents toilets are located at the top of the stairs on the first floor.

Ladies toilets are located at the top of the stairs on the second floor.

The main cellar is located under the main bar accessible via an internal staircase, with ample storage space and a draught beer cellar. Delivery access is located on the main street.

Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.

Internal Details

The pub is decorated in a traditional style and is well maintained. The main bar area has seating and standing for c.50 people.

The first floor/function room has comfortable booth seating with tables and chairs for c.50 people, and houses its own bar. The pub has been well looked after but will require updating to enhance future trade and revenue streams.

The lounge operates as an extension to the main bar, and is available to hire for events such as weddings, funerals, birthday parties and christenings/communions.

The second floor was previously used as a function room, benefiting from a small kitchen which would require upgrading to become compliant.

Regulatory

Premises Licence



Trading Hours

Monday - Saturday
10.00am - 11.00pm

Sunday
12.30pm - 11.00pm

Staff

The pub is owner operated with the help of a small team of staff. Staff information will be provided on request, and after a viewing.

Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

Business Rates

The Rateable Value is £31,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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