

FOR SALE
FULLY FITTED BAR



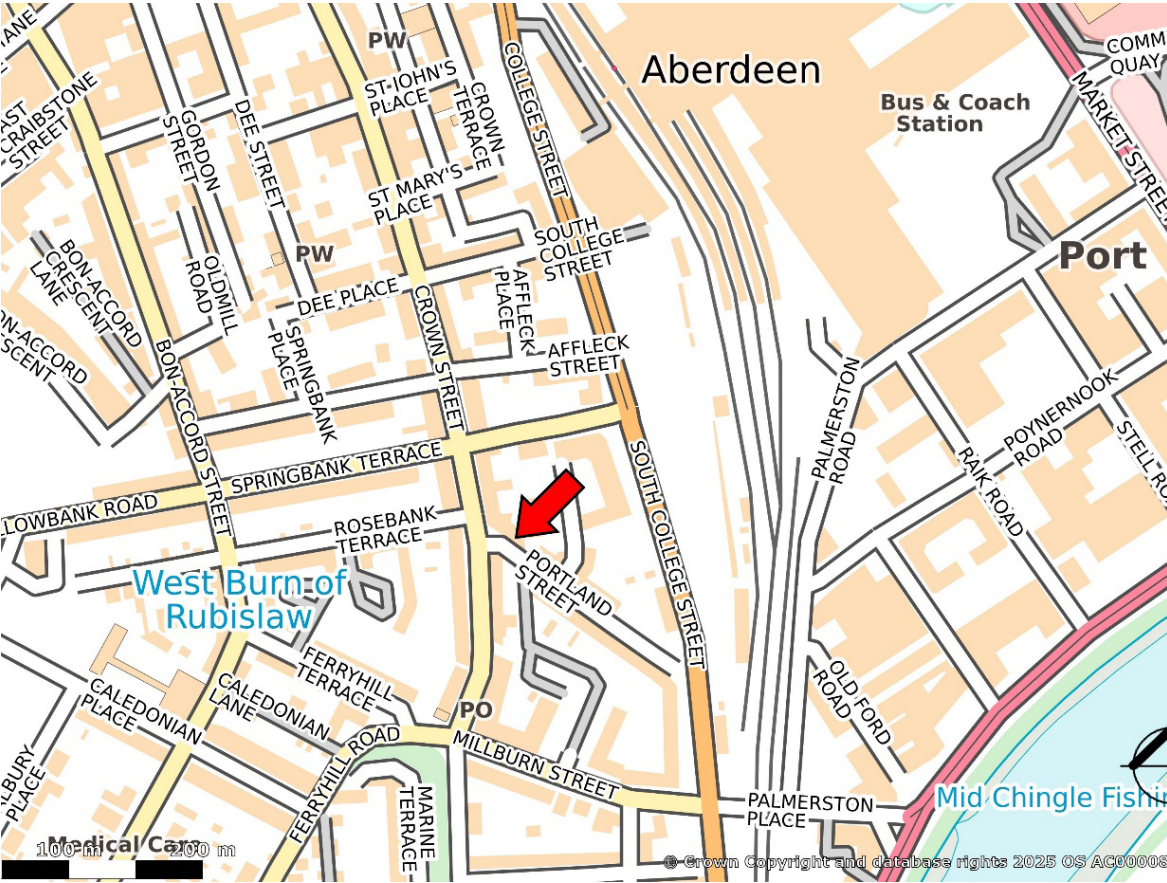
The Hayloft Bar,
9 Portland Street, AB11 6LN

- Fully Fitted Bar
- City Centre Location
- GIA — 107.6 sq. m (1,158 sq. ft)

LOCATION

The subjects are located at 9 Portland Street which is in the heart of Aberdeen city centre. The surrounding area is predominately residential in nature with the opportunity serving a local audience. Union Street is within a 10-minute walk from the subjects and serves and one of the main commercial thoroughfares featuring a range of restaurants and shops. The subjects therefore benefit from quick access to city centre amenities including public bus and road network systems. Union Square is also in close proximity to the subjects which is the main shopping centre in the city and where the train station is located further enhancing connectivity to the area.

Nearby occupiers include The Jewel in the Crown, New China and Ferryhill Café, as well as a range of independent guest houses.



DESCRIPTION

The subjects comprise of a ground floor Public House within a three-storey granite residential building. Within the property there is a large seating and lounge area, a pool table area and a bar to the front of the premises. To the rear of the property is a storage room and male and female WC facilities.

ACCOMMODATION

We calculate the following approximate Gross Internal Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
Ground Floor	107.6	1,158

TRADING ACCOUNTS

A trading summary of the last 3 years accounts are available to interest parties upon request from a solicitor or accountant, upon authorisation being provided by the client.



PRICE

£125,000

EPC

Available upon request.

VAT

All prices are exclusive of VAT



RATEABLE VALUE

The property is entered in the current valuation roll as follows:
Rateable Value -

£16,750. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8p in the £.

The subjects therefore will qualify for partial small business rates relief, with further information available upon request.

ENTRY

To be agreed, upon completion of formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents:





To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



MARTIN SUTHERLAND
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.