

Campbell's Bar, 170 Sinclair Road,
Aberdeen, AB11 9PS

Price Around
£25,000

 **208 m²** EPC **G**



Contact Seller

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Contact Solicitor

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Features

Description

FULLY LICENSED TRADITIONAL PUBLIC HOUSE FOR SALE

PROPERTY HELD ON LONG LEASE FROM ABERDEEN CITY COUNCIL

TRADITIONAL GRANITE PROPERTY IN ELEVATED POSITION ON CORNER SITE

OUTSIDE SEATING AND SUPERB PANORAMIC VIEWS OF ABERDEEN HARBOUR

VERY WELL LOCATED FOR BALNAGASK GOLF COURSE

LETTING ROOMS

Public Bar Lounge Bar Toilets Games Area Kitchen/Store

Accommodation – Six Bedroom House annex comprising Lounge Six Bedrooms Kitchen Shower Room W.C.

Public House The Public House accommodation, situated on the ground floor of a traditional granite, semi-detached building, which retains many original features including archways, wood panelling and feature cornicing, comprises:-

Public Bar (13'3" X 11' approx.) Main bar with separate kitchen/ food preparation area and store. Fully equipped. Seating for 50. Windows overlooking harbour.

Lounge Bar (21' x 14' approx. at widest) A pleasant lounge area for dining/entertaining with feature bay window and booth seating. Additional seating with tables and chairs.

Games Area

Toilets Fully tiled and easily maintained.

Accommodation A six bedroom house is annexed to the bar and lounge which forms ideal living quarters. The house is currently let out on a single room basis. The house comprises lounge, kitchen, shower room, W.C. and six bedrooms.

Outside: Elevated tarmac area with tables and chairs providing superb views to Harbour. Further slabbed patio area with tables and chairs.

Parking: Parking is available on street via permits

Business: The Property has been run by the seller as a family business for 22 years and was operated as a traditional local bar with an established customer base until summer 2016.

Lease Terms: The Property is held on a long lease from Aberdeen City Council until 2036 at an annual rent of £17,000.

Services: Heating is by a gas fired radiator system.

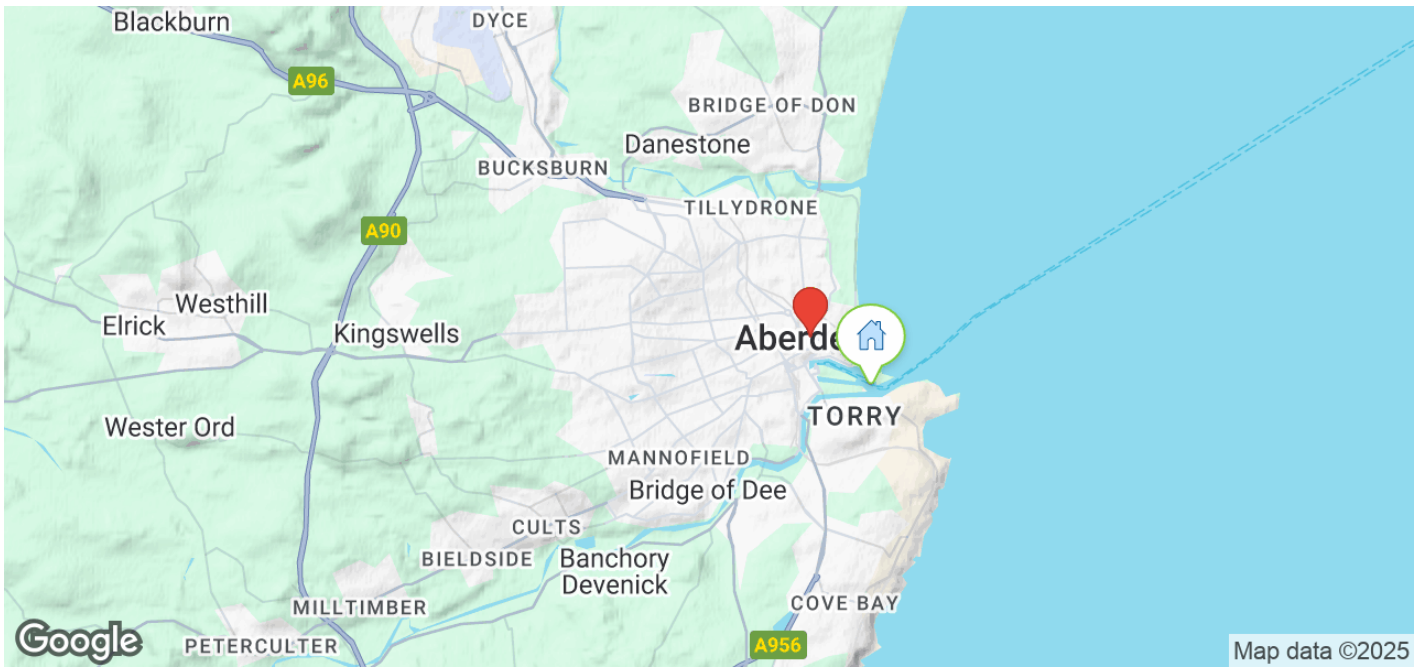
Current Licensing Hours: Monday – Saturday 11am – Midnight. Sunday 12.30am – Midnight

Turnover: Figures can be released to genuinely interested parties.

Rates: The Property is currently entered in the Valuation Roll at £13,250.

VAT: All prices quoted herein are exclusive of VAT.

Location: The Public House is situated in a prominent, elevated, corner position at the eastmost end of Sinclair Road, Torry with superb views of the mouth of the River Dee and Aberdeen Harbour.



View this property here

<https://www.aspc.co.uk/search/property/349947/Campbells-Bar--170-Sinclair-Road/Aberdeen/>

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