

FOR SALE

Established and Well-Known Public House within Central Aberdeen



Gilcomston Bar

5 Gilcomston Steps, Aberdeen, AB25 1UW
Offers in the region of £120,000 - Freehold

Find out more at www.g-s.co.uk

- **Established and Well-Known Public House within Central Aberdeen**
- **Prominent Position in the Popular Gilcomston Area, Close to City Centre**
- **Traditional Bar with Character Trading Areas and Loyal Local Customer Base**
- **Attractive Opportunity for Owner-Operators or Investors within the Licensed Trade Sector**



INTRODUCTION

Gilcomston Bar is an established and well-regarded public house situated within the popular and densely populated Gilcomston district of Aberdeen. The property benefits from a central urban location, close to the city centre, with strong surrounding residential catchment and good connectivity to local amenities, transport links and employment hubs.

The bar has traded successfully for many years as a traditional community public house, offering a welcoming environment and consistent wet-led trade. The business is well known within the local area and benefits from repeat custom and a loyal customer base.

The property presents an excellent opportunity for a new owner to continue operating an established bar business, with scope to develop the offer through extended opening hours, enhanced food provisions (subject to consent), events, live sport or entertainment.

The business is being offered with a tenant in place or with vacant possession, due to the owner's decision to pursue other interests.

THE PROPERTY

The units are set on the ground floor of a traditional tenement building. The property also has a cellar in the basement.

TENURE

Heritable (Freehold) / Outright Ownership.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public /Trading Areas

- Main Bar Area with Fixed Servery
- Customer Seating and Standing Areas
- Games / Pool Area
- Customer WCs

Service Areas

- Commercial Cellar
- Storerooms
- Staff WCs
- Beer Store / Ancillary Storage

Outside

- Frontage onto public pavement

STAFF

TUPE regulations will be applicable to all staff, if any.

LICENCE

TBC

SERVICES

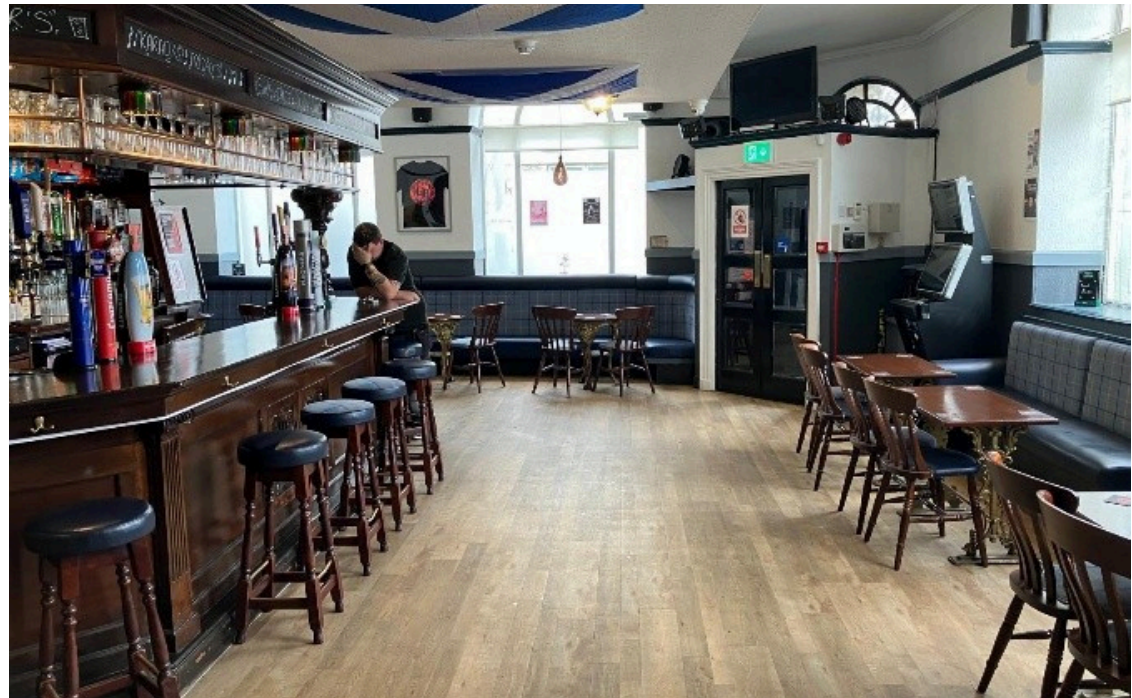
Mains electricity, water and drainage. Heating is via gas-fired system. Lighting and cellar cooling installed.

ENERGY PERFORMANCE CERTIFICATE

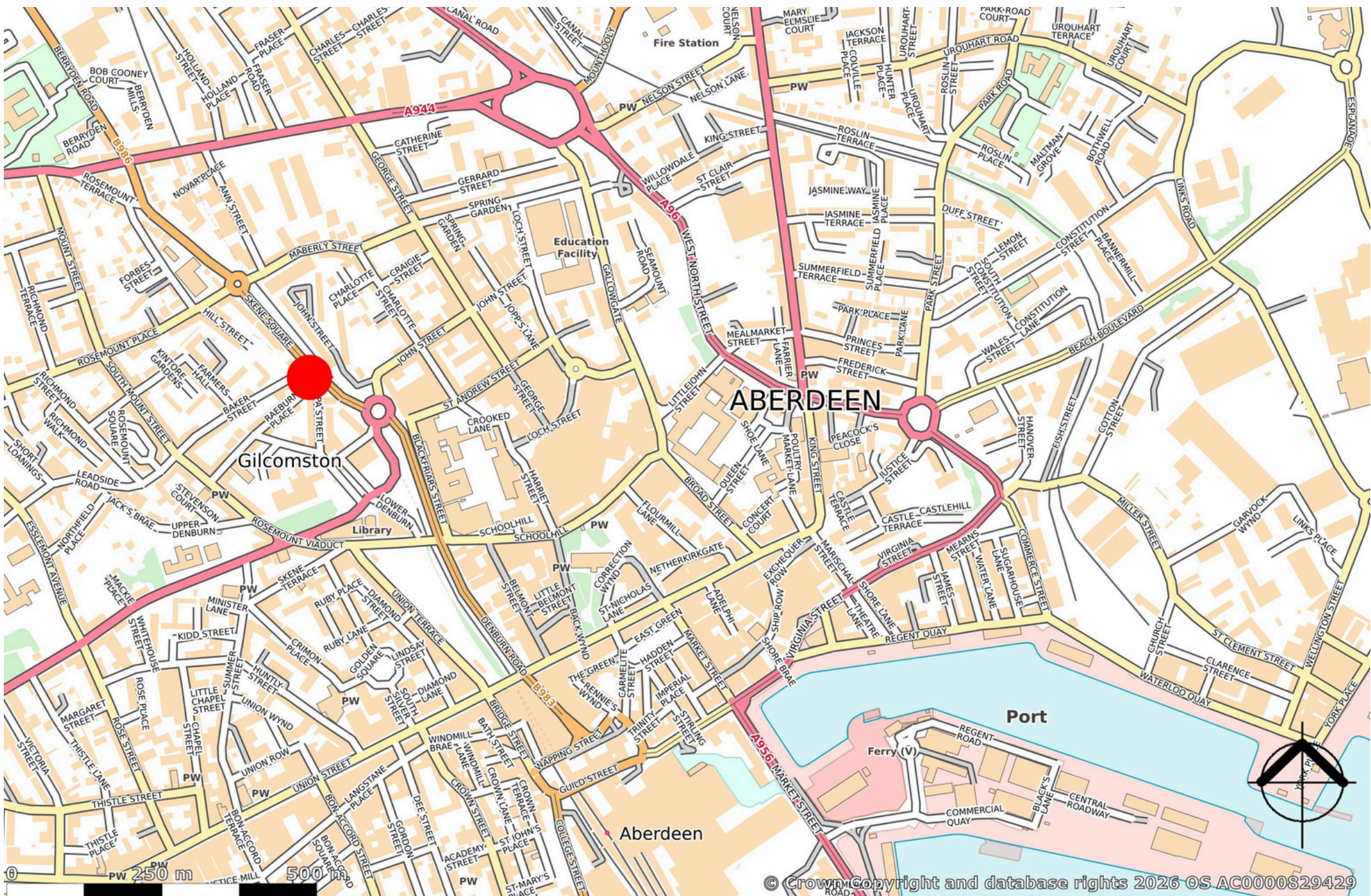
Gilcomston Bar - EPC Rating - D, the EPC is available upon request.

RATEABLE VALUE

Gilcomston Bar - Rateable Value £14,750 (1st April 2026)







PRICE

Offers in the region of £120,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

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.

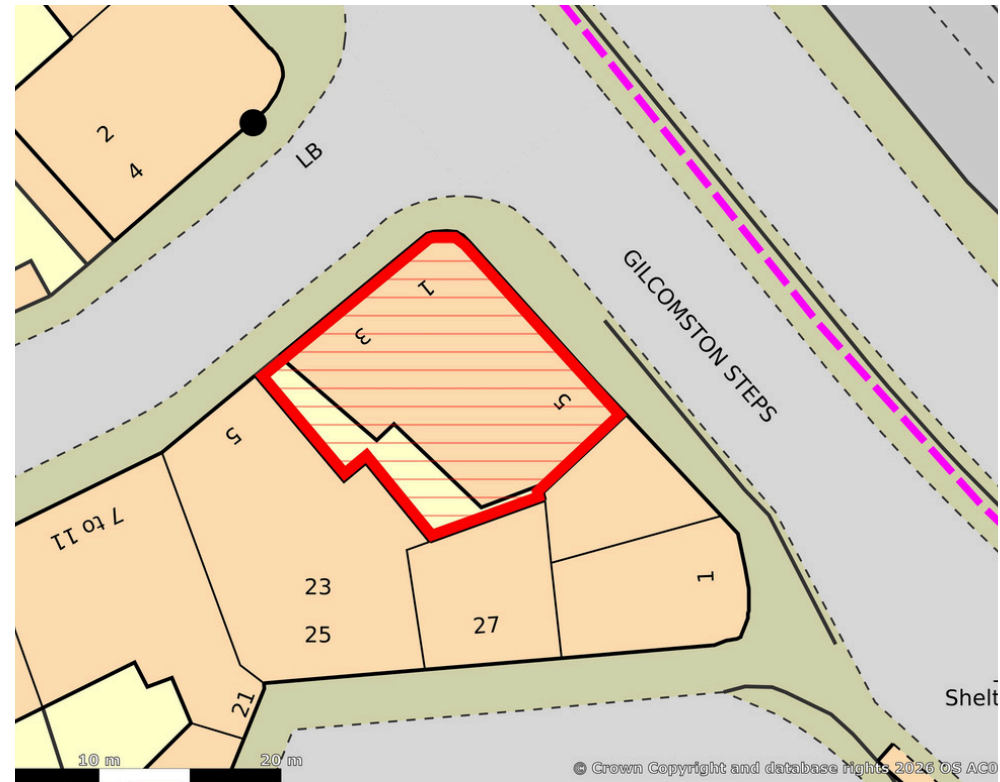
VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



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

1. These particulars are intended as a 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.

Date published: **June 2026**

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