



# TO LET/FOR SALE

Bar for lease in popular location

Size – 786.2 sqm (8,462 sqft)

Late Licence

Well known within the local area

Rental: £25,000 per annum

Price: £250,000

VIRTUAL TOUR 

44 JUSTICE MILL LANE, ABERDEEN, AB11 6EP

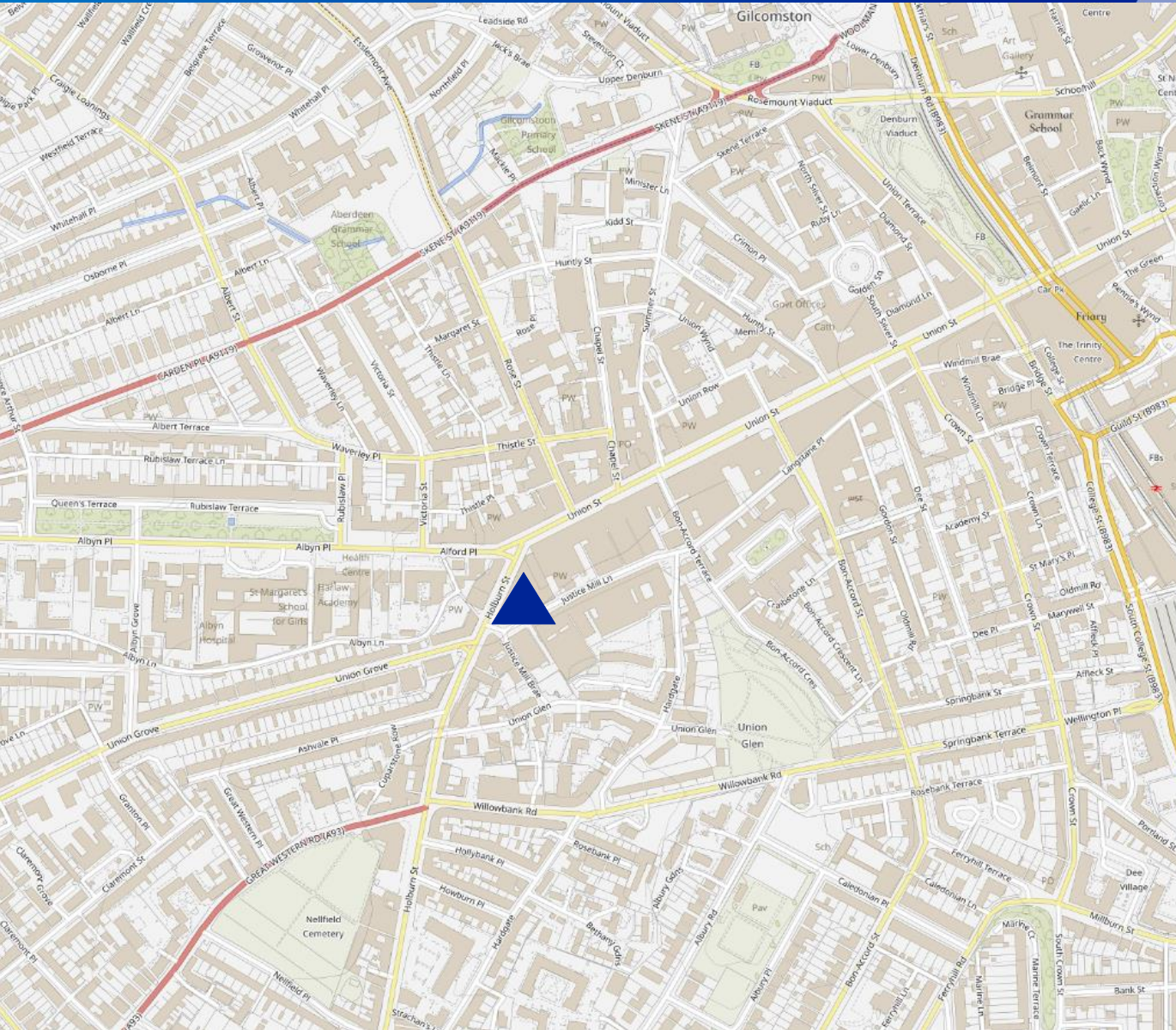
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# Location

44 JUSTICE MILL LANE, ABERDEEN, AB11 6EP



The subjects are located in on Justice Mill Lane within Aberdeen City Centre and between the junctions of Holburn Street and Bon Accord Terrace.

The area is a popular leisure location with various pubs, nightclubs and restaurants all within the immediate vicinity. The area has been enhanced by the large office developments at Silver Fin, The Capitol and IQ along with various residential redevelopments.

Bar in prominent location

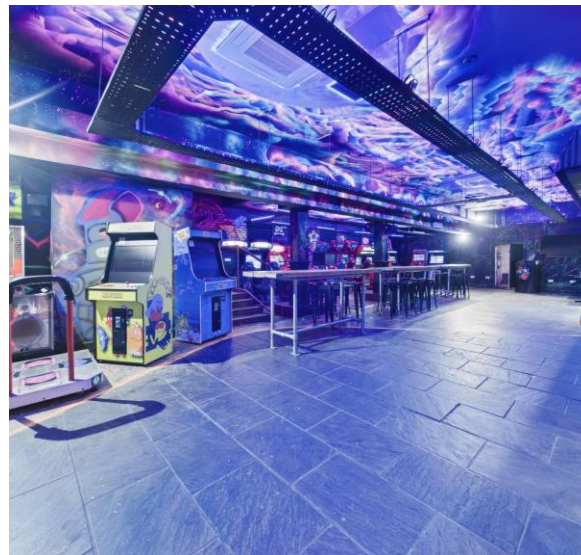
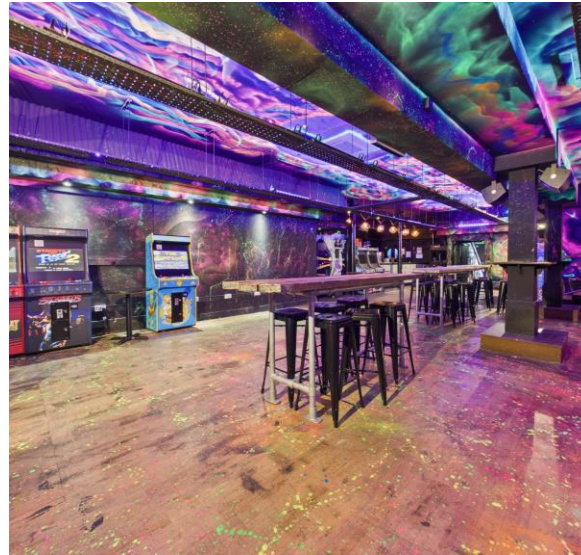


FIND ON GOOGLE MAPS



# Description

44 JUSTICE MILL LANE, ABERDEEN, AB11 6EP



The subjects comprise of former night club premises with the main areas arranged over first and second floors. The premises are accessed from street level with stairs up to the main trading areas.

Internally at first floor level, the premises are fitted to a good standard and have two separate bar areas along with customer toilets.

A further bar area is located at second floor level in addition to customer and staff toilets, office, utility area and tea prep.

A beer store is located at ground floor level.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>First Floor</b>	393.10	4,231
<b>Second Floor</b>	393.10	4,231
<b>Total</b>	<b>786.2</b>	<b>8,462</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Licence

The premises are currently utilised as a Public House which is a Sui generis use within The Town and Country Planning (Use Classes) (Scotland) Order 1997.

## Rental

£25,000 per annum

## Price

£250,000 exclusive of VAT at the prevailing rate.

## Lease Terms

The premises are available on a new lease of negotiable duration.

## Rateable Value

The subjects are entered into the valuation roll as of 1st April 2026 at £23,250.

Rates relief may be available with further information available upon request.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of "C".

Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

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

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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