

TO LET

Restaurant Premises

Located in heart of Ellon town centre

Planning approved to sub-divide premises to form restaurant and takeaway – APP/2022/2543

Planning also approved for change of use from restaurant to Hot Food Takeaway – APP/2025/1308

Size – 287.77 SQM (3,098 SQFT)

Rent : £30,000pa



FIND ON GOOGLE MAPS

10 BRIDGE STREET, ELLON, AB41 9AA

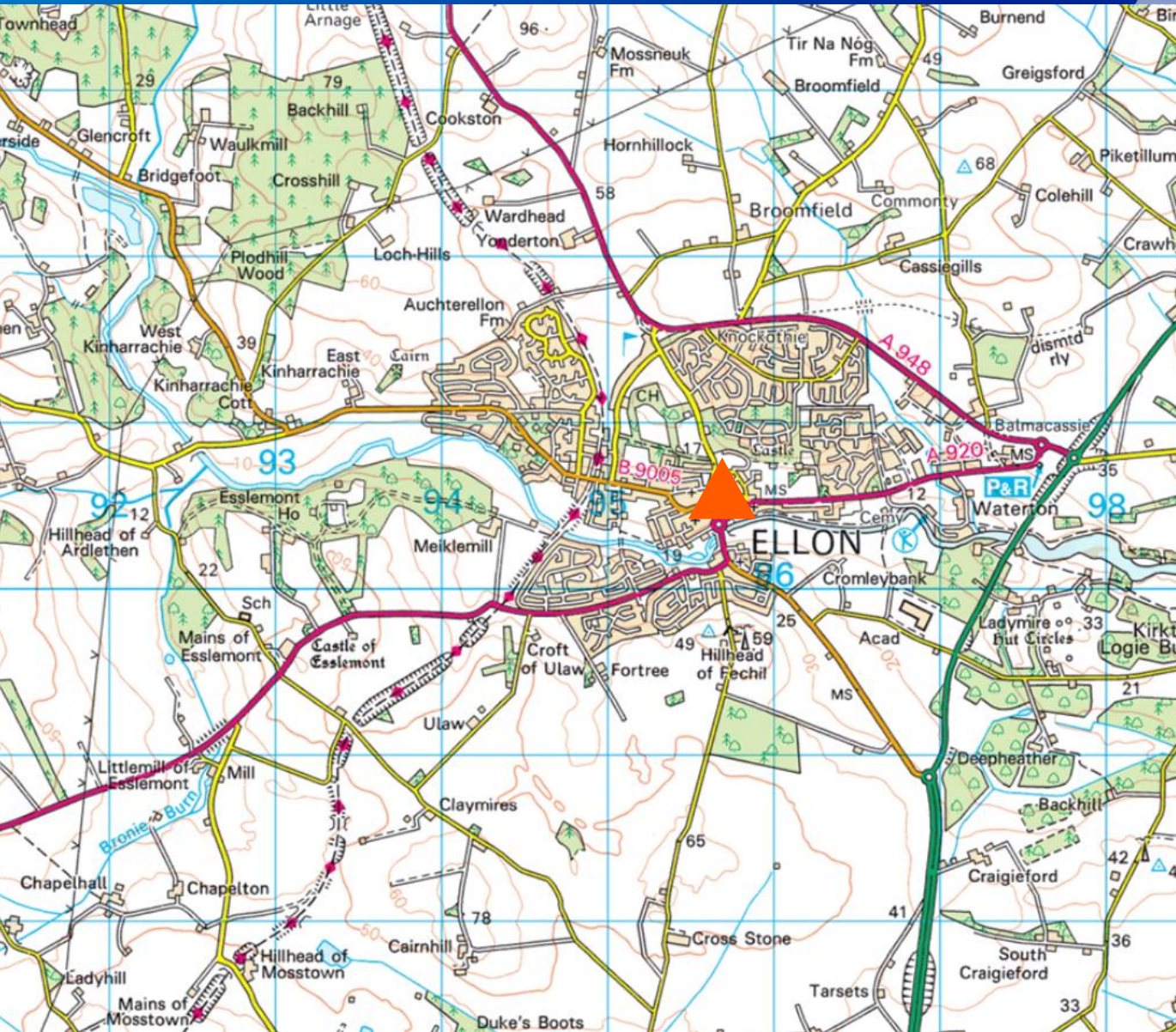
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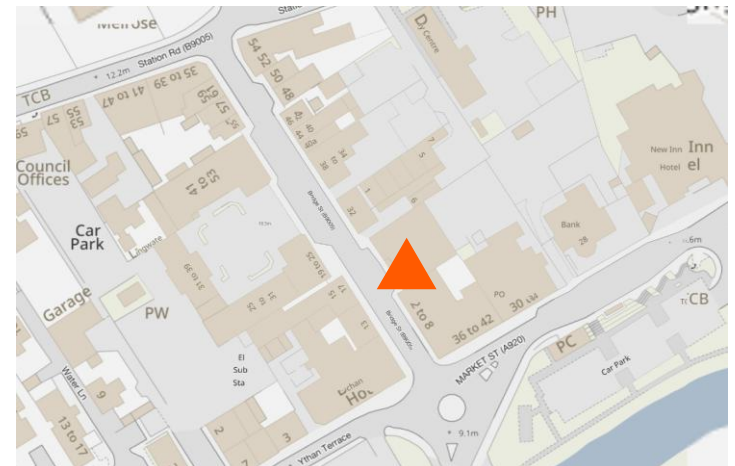
Location

10 BRIDGE STREET, ELLON, AB41 9AA



The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. The town serves as one of the main service and employment centres for the south part of Formartine and is a well-established commuter town for Aberdeen.

The property itself is situated on the east side of Bridge Street within the heart of Ellon town centre and accordingly, the subjects benefit from good levels of passing trade, both vehicular and pedestrian. Surrounding occupiers within the locale are largely of a retail nature, with a variety of both local and national traders.



Restaurant Premises with consent for hot food takeaway

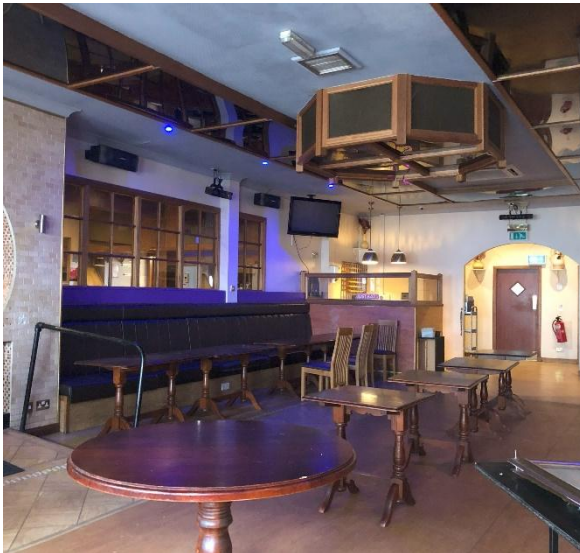
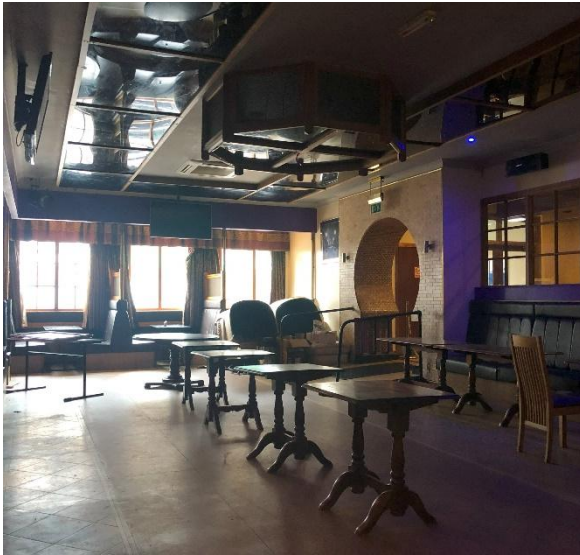


FIND ON GOOGLE MAPS



Description

10 BRIDGE STREET, ELLON, AB41 9AA



The subjects comprise a single storey restaurant, which benefits from a prominent frontage onto Bridge Street. The front is formed by a range of timber and glass display windows, incorporating a double leafed timber and glass entrance door. The roof over is pitched & hipped

Internally, the subjects comprise a restaurant and bar premises.

To the left-hand side of the premises and upon entry, there is a customer waiting area along with a fitted timber bar. The right-hand side of the premises features an open plan dining area which previously allowed for 72 covers.

To the rear of the premises there is a kitchen, as well as staff facilities and customer toilets.

Within the main customer areas, the floors are overlaid with a mix of tiles, timber and vinyl/laminate flooring, with walls and ceilings being mainly lined in painted plasterboard.

Accommodation

	m ²	ft ²
Ground Floor	287.77	3,098

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).



Planning

Planning consent was granted for the sub-division of the existing restaurant to form restaurant & takeaway (Sui Generis). For more details, please visit the Aberdeenshire Council Planning Application website (Ref: APP/2022/2543)

There is also planning consent granted for the alternations, change of use from restaurant (class 3) to hot food take away. For more details, please visit the Aberdeenshire Council Planning Application website (Ref: APP/2025/1308)

Rental

Offers over £30,000 exclusive of VAT. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The Rateable Value is £29,250. An incoming occupier would have the opportunity to appeal this figure.

Energy Performance Certificate

Available upon request.

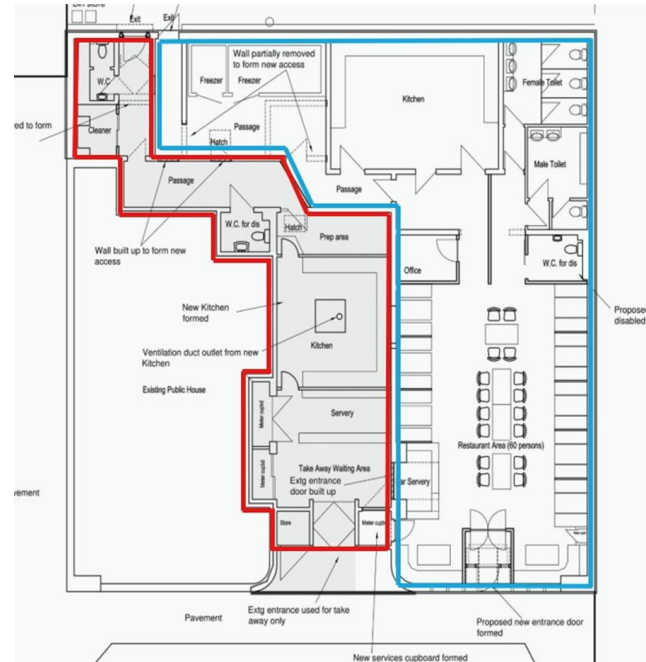
VAT

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 ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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Layout for planning ref APP/2022/2543

Get in Touch

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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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