



Location

Located in the 128,000 sq ft Queens Links Retail Park, situated adjacent to the Beach Esplanade in Aberdeen's beachfront area.

Queens Links Retail Park is anchored by The Range and Codona's Amusement Park and provides a wide range of leisure and restaurant offerings. Occupiers on the park include Cineworld, TGI Friday's, Frankie & Benny's, Burger King and Pizza Hut. Other notable occupiers within close proximity include Asda, Pets at Home, DW Fitness, Aldi and Dunelm.

HIGHLIGHTS

- + Well established leisure park located at Aberdeen Beach
- + Nearby occupiers include Cineworld, Codona's Amusement Park, TGI Friday's, Frankie & Benny's, Burger King, The Range and Pizza Hut
- + The unit is suitable for a variety of restaurant and leisure uses (subject to planning)
- + Fully fitted restaurant
- + GIA approx 364 sq m (3,921 sq ft)

Description

The restaurant premises comprises a single storey building of brick construction under a pitched tiled roof.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide seating for circa 144 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	364 sq m (3,921 sq ft)
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Tenure

Held for a term of 25 years with effect from 22nd October 1998 at a current rent of £92,500 per annum. The most recent annual service charge was £25,835.04.

A new lease may be available with the landlord.

Rateable Value

2017 £82,500

EPC

An EPC is in the course of preparation.

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

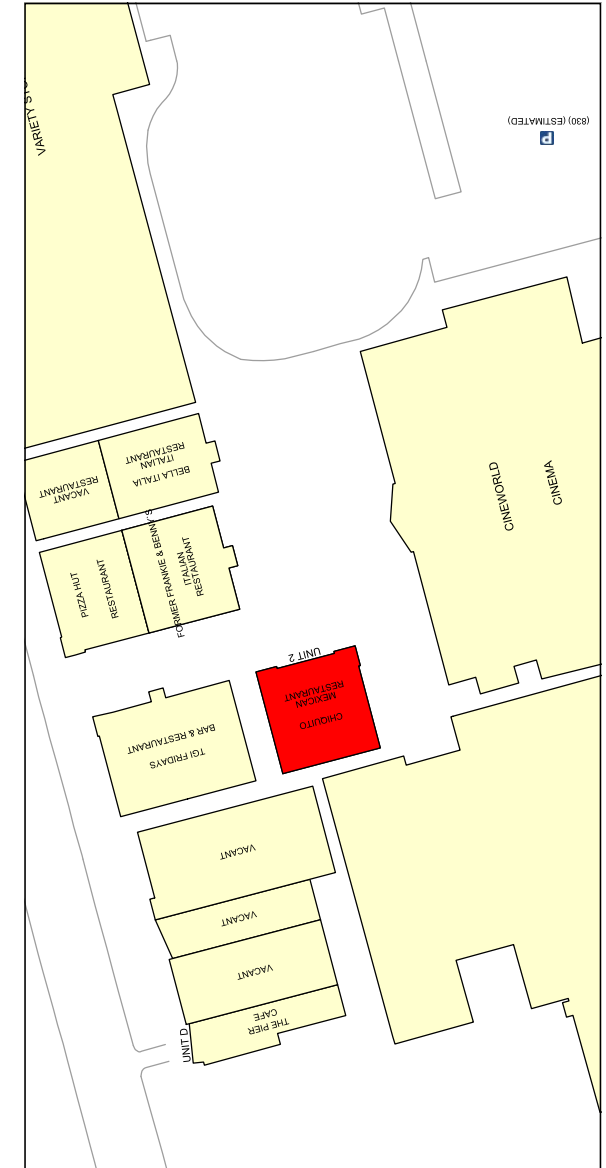
All figures quoted are exclusive of VAT.

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