

PETER CHARLTON
& Company

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TO LET
FULLY EQUIPPED & FURNISHED RESTAURANT
79 - 81 HOLBURN STREET ABERDEEN AB10 6BR



Total Net Internal Area 227.3 sq m (2,447 sq ft)

80 covers in ready to trade condition

Rental - £37,500 per annum

Premium offers invited for fixtures & fittings



J. Peter Charlton FRICS IRRV ACI Arb
Chartered Surveyor

Commercial Property Sales, Lettings, Acquisitions, Valuations Rating and Management. Property Development and Investment Consultants

LOCATION

The property occupies a good trading position on the east side of Holburn Street, located just a short distance from Union Street, Aberdeen's principal retail and commercial thoroughfare.

The area is mixed use in nature with a variety of retail shops, offices, licensed premises and residential flats.



DESCRIPTION

The property comprises a fully fitted, equipped and furnished restaurant currently trading as Little Italy, occupying parts of the ground floor of a substantial building of granite and slate construction. The restaurant has a full width timber-framed frontage with glazed entrance doorways.

The property originally traded from No 79 but extended into No 81 to increase the number of covers available in 2007.

The current layout comprises a front restaurant area with approximately 80 covers, with an open kitchen and separate bar, wash/food prep area, office, two stores, male/female and disabled customer toilets, a staff room and male and female staff toilets.

ACCOMMODATION

The following accommodation is provided, measured on a net internal basis:

Ground Floor: 227.3 sq m (2,447 sq ft)

