

TO LET/MAY SELL

Fully Fitted Bar in Prime Beach Location

**GRAHAM
SIBBALD**



The Beach Bar

1A Beach Esplanade, Aberdeen, AB24 5NS

Rent offers Around £80,000 per annum

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

- Fully Fitted Bar in Prime Beach Front Location
- Substantial Property with Prominent Corner Position
- Recently Refurbished Bar, Restaurant & Activity Venue
- High-Quality Fit Out with Modern Amenities
- Potential Development Opportunity
- Additional Leisure Space Available



INTRODUCTION

The Beach Bar is a recently refurbished bar and activity venue located at first floor of a substantial property, with a prominent corner position on Aberdeen's prime beach front. This fantastic location provides panoramic views of the North Sea from the bar. Aberdeen Beach is a great tourist location with a high footfall year-round. The wider area is recognised for its popular recreational activities and facilities, which include restaurants, bars, cafes, cinema, shops, and a family fun fair with plenty of on street parking readily available.

The Landlord recently completed an extensive refurbishment and redecoration project to create The Beach Bar. This project was a significant six figure investment to create the stylish premises presented now. The Beach Bar offers expansive open plan bar areas, multiple substantial gaming activity spaces, separate sports bar with TVs and a spectacular cocktail terrace overlooking the beach. It is supported by a well-equipped commercial kitchen, ample ancillary service areas and benefits from modern W.C.s. There is also a an external terrace with benched seating.

Upon completion, The Beach Bar was recognised as Scotland's first competitive socialising venue. With activities including Axe throwing, crazy pool, electronic darts, pong connect, and much more. Guests can enjoy amazing street food, delicious cocktails and great fun playing the games, or they can sit back and relax with groups of friends in the sports bar and watch the latest sporting events.

The bar has recently been closed, non-operational due to the Landlords decision to focus on their core business. The Beach Bar is an excellent opportunity for an experienced operator to lease a modern, fully fitted bar and activity venue in a prime location.

THE PROPERTY

The Beach Bar is located at first floor of a substantial leisure facility. The first floor extends to approximately 1,366.09 sq m (14,705 sq ft), and is fitted out to a high quality standard offering bar, restaurant, activity areas and external terrace.

ACCOMMODATION SUMMARY

The Beach Bar is accessed from street level via stairs that lead up into the bar, arranged on an open-plan basis the public areas flow as one.

Public Areas

Upon entry there is the main bar servery with substantial seating available, the external terrace is accessed to the left of the main entrance door. Located to the left of the main bar is an activity area with stylish graffiti wall art, customer WCs are found here. From walking to the right, past the main bar, further activity areas are located here such as the darts with further seating arrangements. Continuing on leads to additional, generously sized, seating area with bar servery and gaming/activity area views.

Service Areas

The business boasts a spacious, modern, and well equipped commercial kitchen. There are a large number of stainless steel units. A full list of equipment is available upon request.

Additional Leisure Space

There is additional, vacant, leisure space available. This space has its own access from street level and comprises substantial floor space located below The Beach Bar. The additional space would require to be fitted out and is offered separately or in addition to The Beach Bar on a leasehold basis. Further information regarding the lease terms for this space is available through Graham + Sibbald.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains gas, electricity, water and drainage. Heating by way of gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – TBC. The EPC is available upon request.



RATEABLE VALUE

The Beach Bar – Rateable Value – TBC (to be reassessed for rates).

TENURE

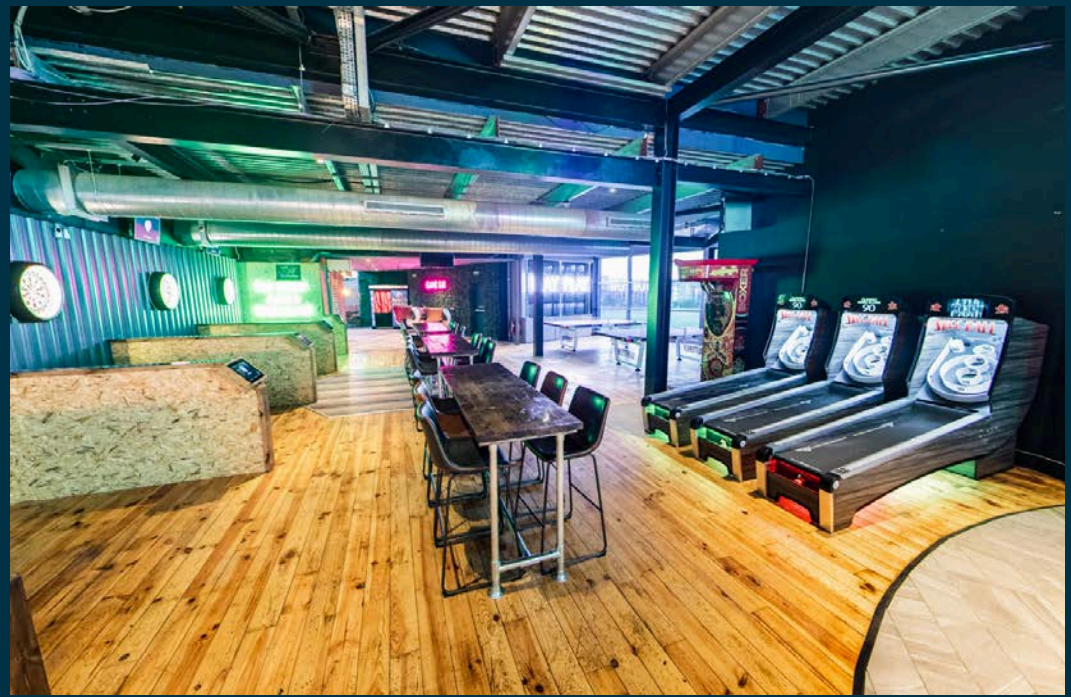
Leasehold OR Heritable (Freehold) / Outright Ownership.

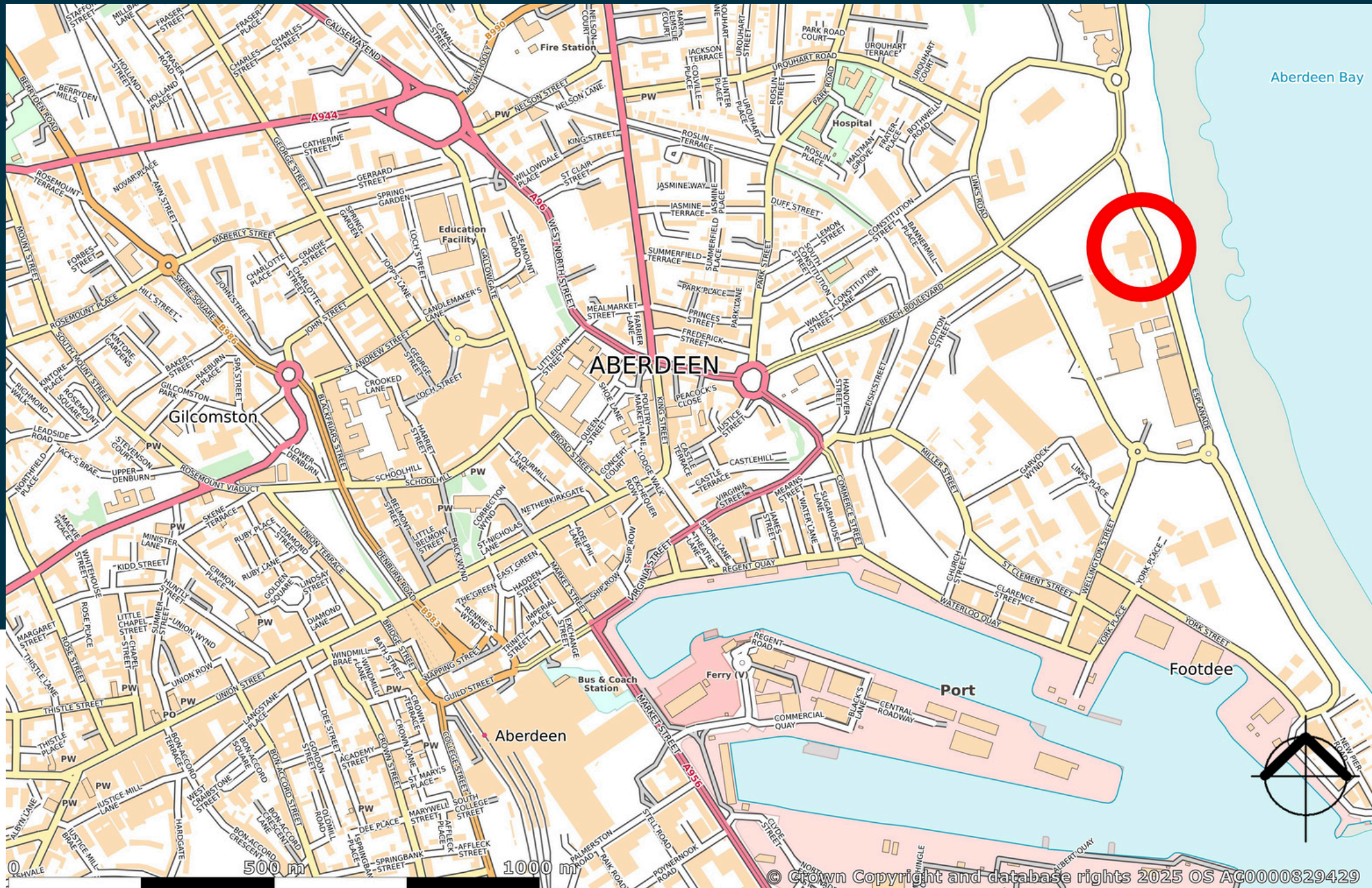
LEASE TERMS

A new Full Repairing and Insuring lease is offered to the market for The Beach Bar seeking a rental of £80,000 per annum. The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and rent deposit as security.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.







PRICE

The Landlord may consider selling the entire property. Further information regarding a potential sale is available via Graham + Sibbald.

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.

VIEWING

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
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



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



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



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.
5. A list of Partners can be obtained from any of our offices.

Date published: March 2025

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.