



Vacant Pub

524 George Street
Aberdeen
AB25 3XJ

Freehold: Offers Invited
To Rent: Offers Invited
Annual Rent: Negotiable

Ref: 5254998

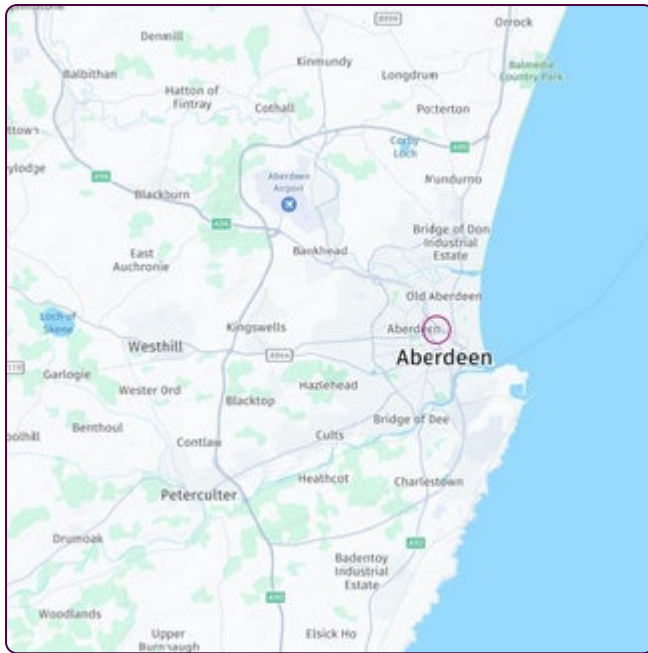
KEY HIGHLIGHTS

- Sold with vacant possession
- Retail/Residential Conversion Opportunity
- Prominent Roadside Location
- Trading over two floors
- Offers invited
- EPC Rating G

THE OPPORTUNITY

An exceptional opportunity to acquire The 524 Bar in Aberdeen, offered with full vacant possession, providing incoming operators complete flexibility to reposition, rebrand or relaunch the business to suit their own concept.





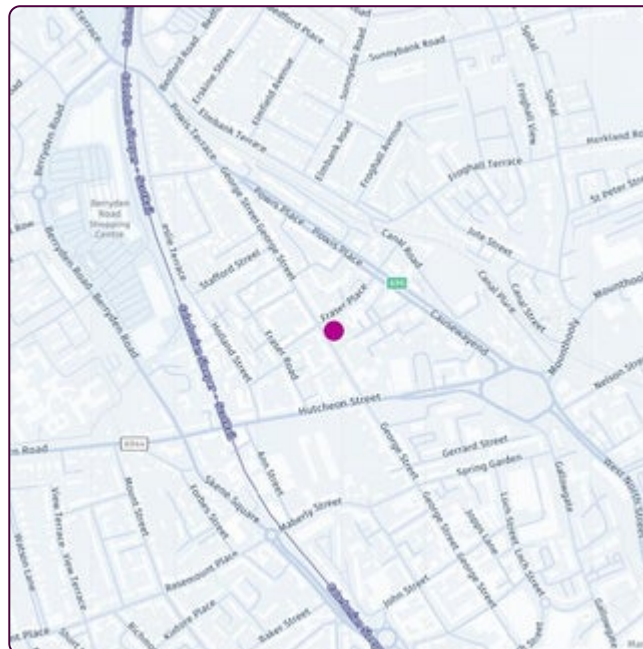
LOCATION

The 524 Bar is prominently located on George Street, five minutes drive from the centre of Aberdeen. The property benefits from its prime position on George Street with the bustling Aberdeen City Centre a short walk away.

Situated in the renowned "Granite City," the bar is surrounded by elegant grey granite buildings reflecting the city's unique architectural heritage. Its proximity to the North Sea provides a distinctive maritime atmosphere making it a captivating destination for locals and tourists alike.

Aberdeen is a city in North East Scotland and is the third most populous city in the country. Aberdeen is one of Scotland's 32 local Government Council areas and has a 2020 population estimate of 198,590 for the city of Aberdeen and a population of 227,430 for the local Council area, making it the United Kingdom's 39th most populous built-up area.

The city of Aberdeen is 93 miles northeast of Edinburgh and 398 miles north of London. It is the northernmost major city in the United Kingdom with long sandy coastline and features an oceanic climate.



DESCRIPTION

Situated on the corner of George Street, The 524 Bar enjoys a strategic and bustling location making it a focal point for locals and visitors alike.

Aberdeen's dynamic atmosphere adds a unique charm to the property, ensuring a steady stream of foot traffic and potential customers. The established customer base provides a solid foundation for growth and expansion.

INTERNAL DETAILS

The main bar is a classic traditional pub with a wooden bar and gantry. There is a generous flexible space with a pool table located to the front of the main bar area with loose furniture, accommodating 20 seated.

The lounge has not been used to its full capacity for some time, having its own bar, fixed seating and a small raised stage area. The space can accommodate c.40 seated customers and can be used for functions, events and other revenue streams.

There are customer toilets in the main bar and lounge area with a good sized beer cellar and small office located to the side of the main bar.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



SIMON WATSON

Senior Business Agent - Hospitality

T: +44 7754 559 534

E: simon.watson@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

