



Ye Olde Frigate Bar

57 Netherkirkgate

Aberdeen

AB10 1AU

Freehold: Fixed Price - £215,000

To Rent: Negotiable

Annual Rent: Negotiable

Ref: 5254996

KEY HIGHLIGHTS

- Busy Town Centre Location
- Well Established Business
- Trading Over Three Floors
- Free of Tie / High Annual Barrelage
- May consider New Lease Sale
- EPC Rating E

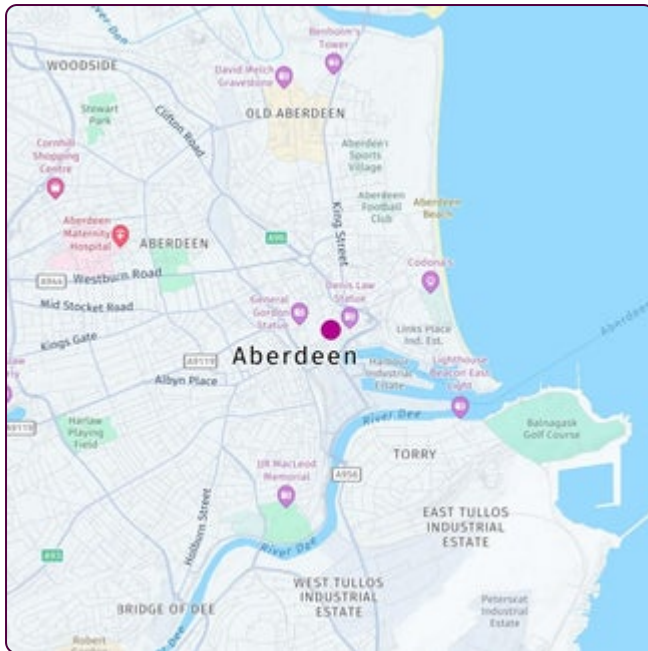
DESCRIPTION

Ye Olde Frigate Bar, a celebrated establishment with a rich history dating back centuries, is now available for sale.

This iconic property exudes a timeless charm that perfectly encapsulates the maritime heritage of Aberdeen.

The exterior of the bar is constructed from the same durable granite that defines the city's architecture, offering a strong and enduring presence in a prime location.





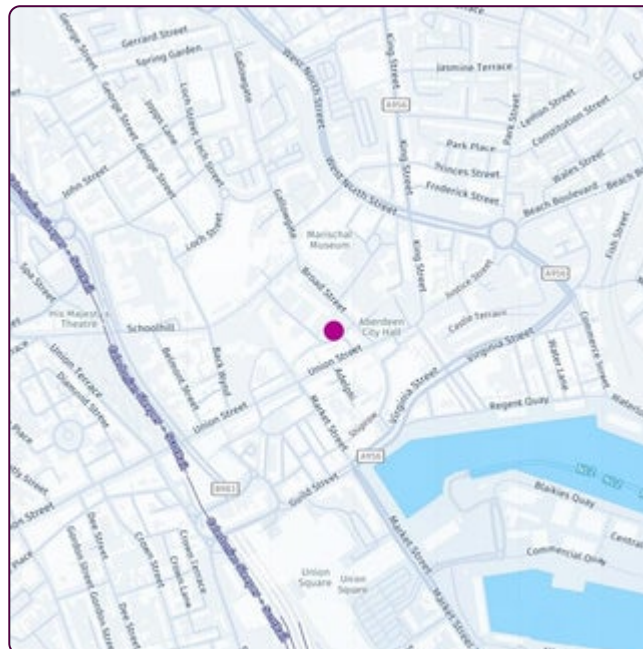
LOCATION

Ye Olde Frigate Bar is prominently located on the Netherkirkgate, in the heart of historic Aberdeen, Scotland. The property benefits from its prime position in the city centre with the bustling Aberdeen Harbour just a stone's throw 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, with cool summers and mild rainy winters.



THE OPPORTUNITY

The freehold sale of Ye Olde Frigate Bar represents an excellent opportunity to own a piece of Aberdeen's rich history, in a prime central trading location.

Whether you are an experienced hospitality professional looking to continue a legacy, or an investor seeking a unique property with development potential, this property offers a range of exciting possibilities.

The pub trades as a free house with no brewery ties, and purchasers will be able to renegotiate supply deals.

Our client may consider leasing the pub, all available by way of negotiation.

TRADING HOURS

Monday - Saturday
10.00am - 11.00pm

Sunday
12.30pm - 11.00pm





INTERNAL DETAILS

The pub is decorated in a traditional style and is well maintained. The main bar area has seating and standing for c.50 people.

The first floor/function room has comfortable booth seating with tables and chairs for c.50 people, and houses its own bar. The pub has been well looked after but will require updating to enhance future trade and revenue streams.

The lounge operates as an extension to the main bar and is available to hire for events such as weddings, funerals, birthday parties and christenings/communions.

The second floor was previously used as a function room, benefiting from a small kitchen which would require upgrading to become compliant.

OTHER FLOORS

Gents toilets are located at the top of the stairs on the first floor, whilst the ladies are located on the second floor.

The main cellar is located under the bar and is accessible via an internal staircase, with ample storage space and a draught beer cellar.

Delivery access is located on the main street.



FIXTURES & FITTINGS

All fixtures and fittings are included in the sale apart from any items personal to our clients.

REGULATORY

Premises Licence



STAFF

The pub is operated with the help of a small team of staff. Staff information will be provided on request, and after a viewing.

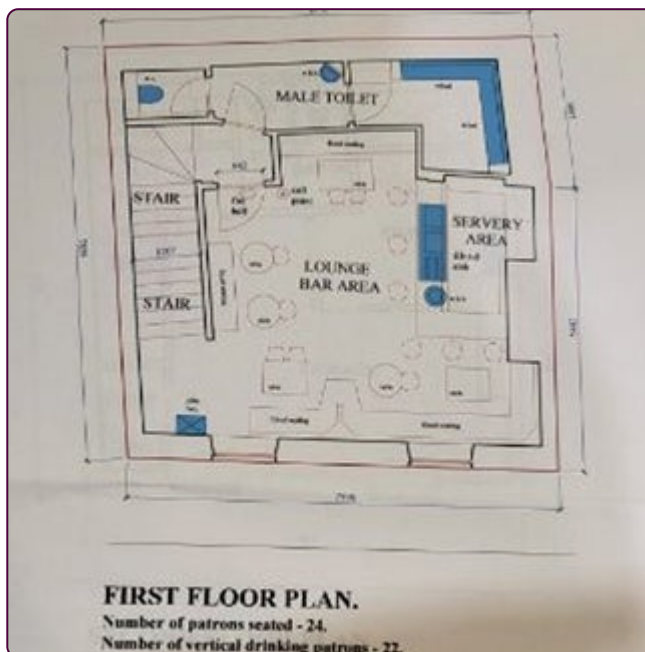
TRADING INFORMATION

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

BUSINESS RATES

The Rateable Value is £36,000 with effect from 1 April 2026.

Confirmation of actual business rates payable should be obtained from the local Authority.



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

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CONTACT

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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

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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.

