



## BRIG O'DON

739 King Street, Aberdeen, AB24 1XZ

FREEHOLD: £1,000,000 | REF: 5255060

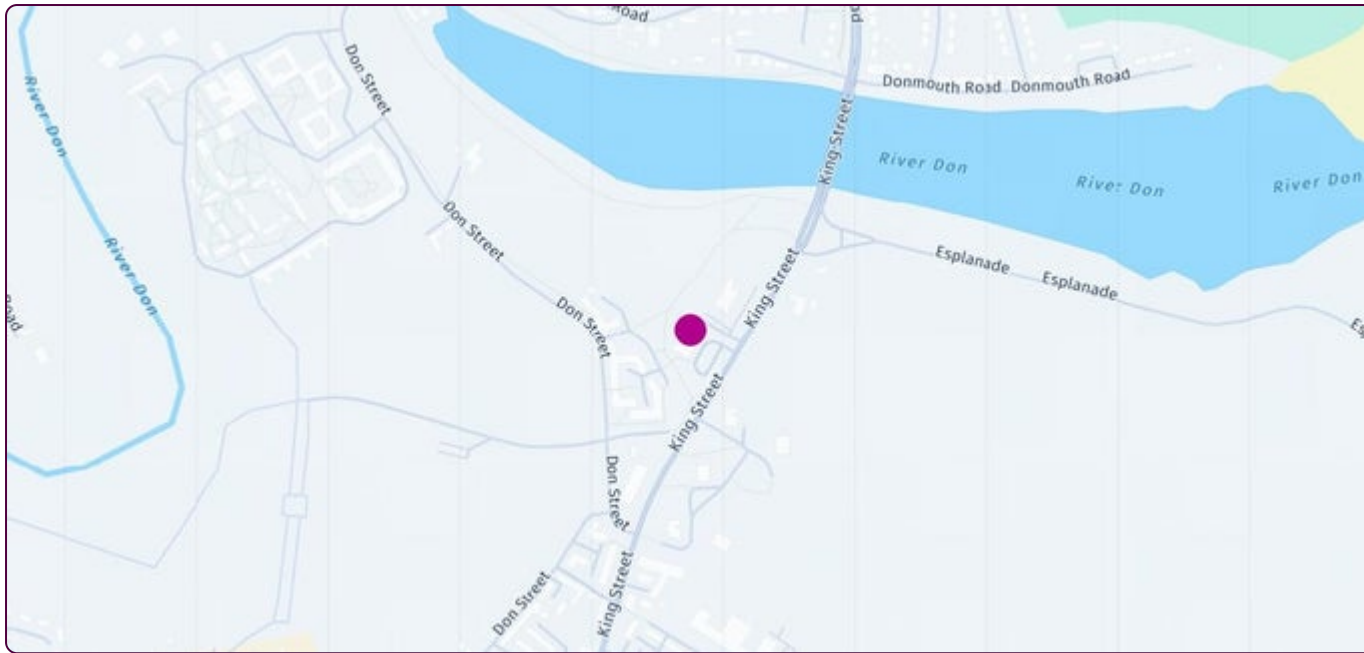
## KEY HIGHLIGHTS

- Established Licensed Restaurant & Bar
- Landmark Trading Position
- Popular Food-Led Business
- Strong Local & Tourist Customer Base
- Significant Growth Potential
- EPC Rating E

## THE OPPORTUNITY

Brig O'Don presents an excellent opportunity to acquire a highly recognisable and family friendly hospitality business in one of Aberdeen's most desirable trading locations. The business benefits from a strong local reputation, substantial external grounds, extensive customer parking and a dedicated children's play area, creating multiple points of difference within the local market. These features, combined with the property's established trading history and prominent location, provide an excellent platform for future growth and continued success.



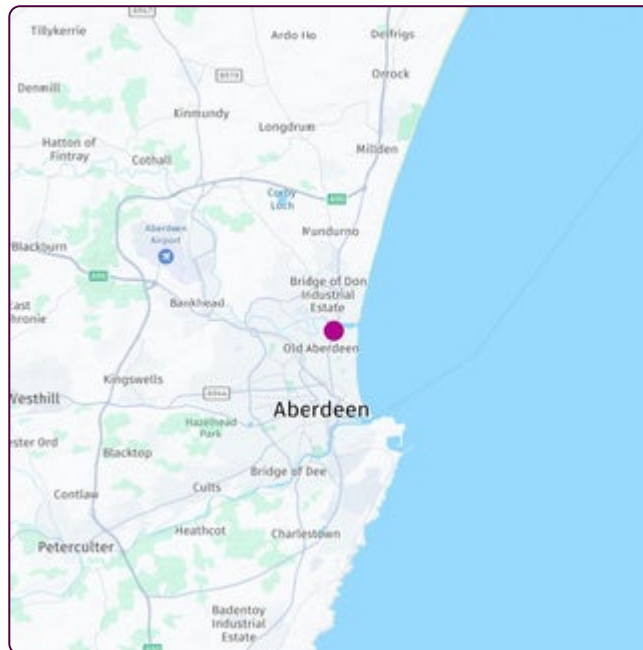
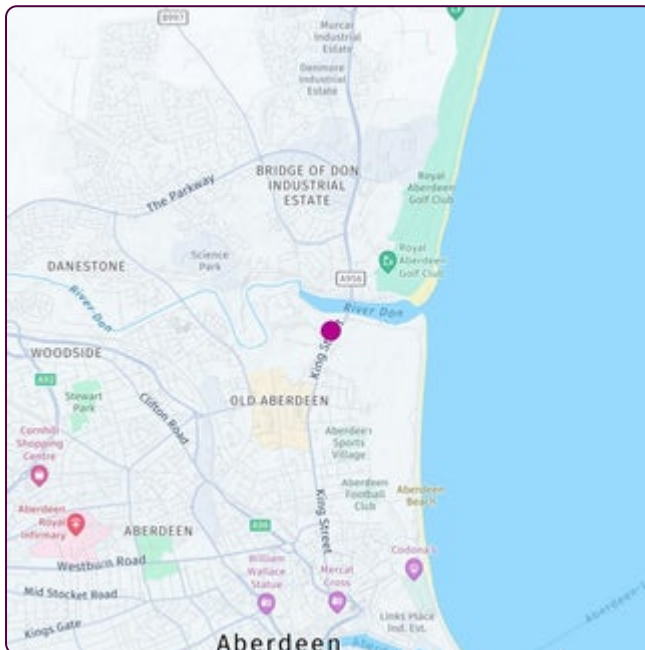


## LOCATION

Brig O'Don occupies a prominent and highly visible trading position on Don Street within the historic Old Aberdeen district. Situated immediately adjacent to the iconic Brig O'Don bridge spanning the River Don, the property benefits from strong footfall generated by local residents, students, tourists and visitors to the surrounding area.

Old Aberdeen is one of the city's most attractive and established districts, featuring a mix of residential housing, educational facilities and heritage attractions. The nearby University of Aberdeen campus generates substantial year-round customer demand, while the location is popular with visitors exploring the city's historic quarter.

Aberdeen remains the commercial centre of North East Scotland and continues to benefit from a diverse economic base including energy, engineering, education, technology and professional services. Excellent road links connect the area to Aberdeen city centre, Aberdeen International Airport and the wider Aberdeenshire region.



## DESCRIPTION

Brig O'Don is an established and well regarded licensed restaurant and bar business occupying a substantial detached property within the historic Old Aberdeen district. The business benefits from a strong food-led trade, a large customer car park and an extensive children's play area attracting a broad customer demographic including families, local residents, students, university staff and tourists visiting the area.

## FIXTURES & FITTINGS

The property is offered with the benefit of the existing trade fixtures and fittings, enabling continued operation from completion.





## INTERNAL DETAILS

Customers are welcomed into an attractive and characterful hospitality environment providing flexible accommodation for restaurant and bar trade.

The restaurant offers comfortable dining areas capable of accommodating a variety of customer groups, from casual diners and families to corporate functions and private events. Traditional features combine with modern trading facilities to create a warm and inviting atmosphere.

The bar area provides additional seating and drinking facilities with an extensive range of beverages, serving both food customers and local patrons.

Supporting accommodation includes a fully equipped commercial kitchen, preparation areas, customer toilets, staff facilities and ancillary storage accommodation.

## TRADING HOURS

Monday to Thursday

12:00pm - 9:00pm

Friday

12:00pm - 10:00pm

Saturday

10:00am - 10:00pm

Sunday

10:00am - 9:00pm

## STAFF

Brig O'Don benefits from an experienced and established staffing structure. It is anticipated that employees will transfer to the successful operator in accordance with TUPE regulations, ensuring continuity of service and operational knowledge. Further information is available upon request.

## TRADING INFORMATION

Trading information will be made available to genuinely interested parties following an initial viewing and completion of the appropriate confidentiality requirements. Further details can be provided during the due diligence process.









## EXTERNAL DETAILS

The property occupies a substantial site with excellent frontage and visibility. The venue benefits from a large dedicated customer car park providing convenient access for restaurant and bar patrons and enhancing its appeal as a destination dining venue.

A significant feature of the property is the extensive external children's play area creating a strong family friendly offering and helping attract daytime and weekend trade. The outdoor facilities provide an additional draw for local residents and visitors, supporting food and beverage sales throughout the year.

## REGULATORY

Premises Licence

## BUSINESS RATES

The Rateable Value is £71,000 as at 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

T: +44 7754 559 534

E: [simon.watson@christie.com](mailto:simon.watson@christie.com)

#### CONDITIONS OF SALE

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