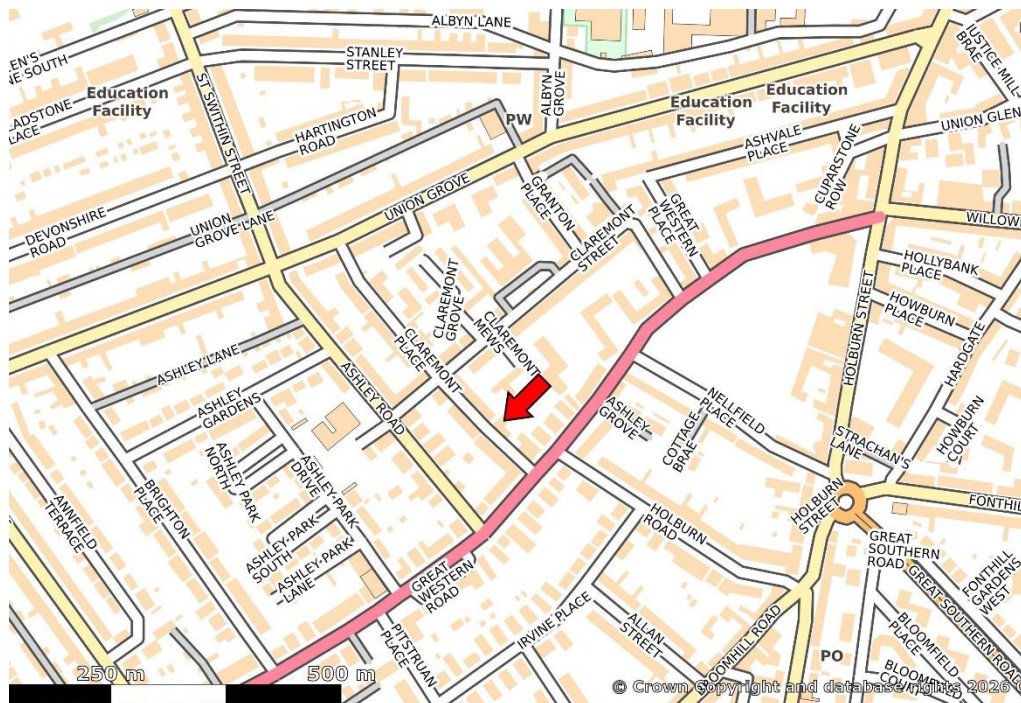


TO LET
HOT FOOD TAKEAWAY / RETAIL UNIT



**16 Chattan Place, Aberdeen,
AB10 6RD**

- Established West End Location
- Suitable for commercial uses falling under Hot Food Takeaway and Retail / Professional Services
- NIA — 339.15 sq.m (3,651 sq.ft)



LOCATION

The property is located within Aberdeen's prestigious West End, occupying a prominent location on Chattan Place, it benefits from Ashley Road School nearby, which drives strong footfall. The surrounding area is predominantly residential albeit with a healthy mixture of retail occupiers nearby the unit.

Nearby occupiers include: The Long Dog Café, City Blinds Aberdeen, Sugarbird Wines and Café Cognito.

DESCRIPTION

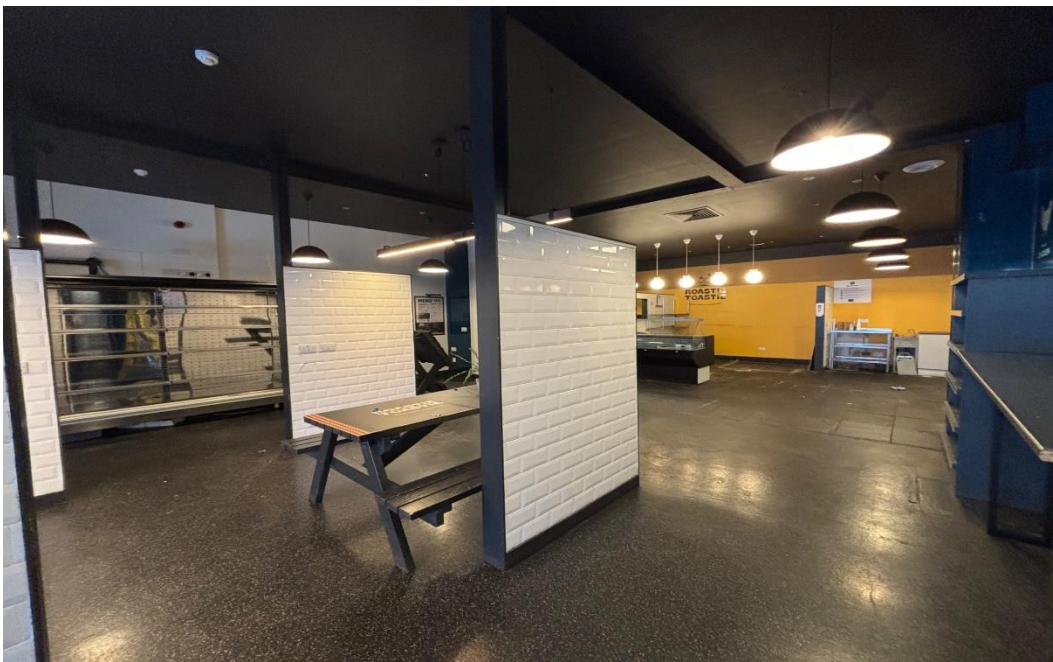
The subjects comprise a detached two-storey takeaway/hospitality premises of granite construction, prominently positioned with dual pedestrian entrances and a roller shutter door providing convenient servicing and storage access. The property benefits from an attractive frontage and strong visibility to passing footfall and vehicular traffic.

Internally, the ground floor is arranged to provide a bright open-plan customer seating and serving area together with extensive ancillary accommodation, including food preparation, storage and operational space. The first floor accommodates a staff kitchen and office facilities, along with customer WC accommodation, providing a well-balanced layout suitable for a range of food and beverage operators.

ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Ground Floor	279.60	3,010
First Floor	59.53	641
TOTAL	339.15	3,651



USE CLASS

The subjects benefit from Class 1A (Retail, financial and other services) consent and Sui Generis (Hot Food Takeaway) consent. Details relating to change of use can be found via planning reference [241092/DPP](#).

RENT

The quoting rent is £20,000 pa exc.

LEASE TERMS

Available by way of sub-lease or assignment of the existing lease, offering occupation until 31 December 2037. The current passing rent is £20,000 per annum exclusive, with the next rent review deferred until 1 January 2032, providing a period of fixed rental certainty.

Further detail is available upon request.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value – £27,750. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £. Any ingoing occupier will have the right to appeal the Rateable Value. Further information can be found at www.saa.gov.uk.

EPC

The property has an EPC rating of 'E'.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.



To arrange a viewing please contact:



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07741 314 188



MOLLY PEETERS
Graduate Surveyor
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IMPORTANT NOTICE

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: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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, persona and or detailed financial and corporate information will be required before any transaction can conclude.