TO LET / MAY SELL

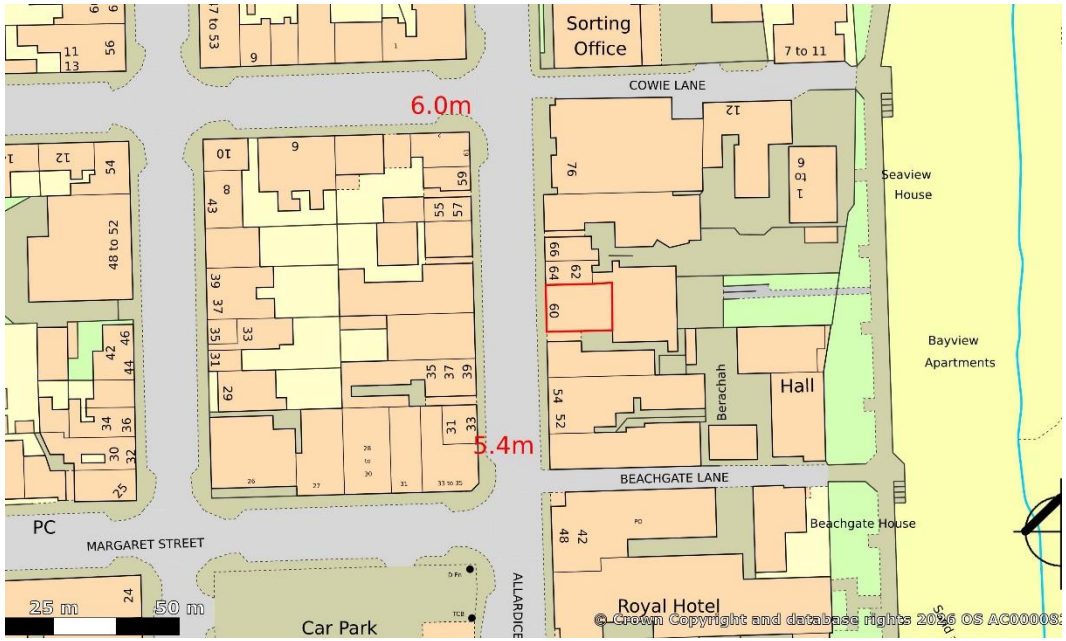
RESTAURANT IN POPULAR COASTAL TOWN

GRAHAM SIBBALD



60 Allardice Street, Stonehaven, Aberdeenshire, AB39 2AA

- Located within the heart of Stonehaven
- Suitable for commercial uses falling under Class 3 (Restaurants and Cafes)
- GIA: 159.7 sq.m (1,719 sq.ft)





LOCATION

The property is located within the heart of the coastal town of Stonehaven. Stonehaven is approximately 15 miles south of Aberdeen and is easily accessible by the A90 which is the main truck road that connects Aberdeen to Dundee. There is also a train station that connects Stonehaven to the North and the South of the region.

Nearby occupiers include a range of local and national occupiers including Greggs, The Co-Op and The Waterfront Café.

DESCRIPTION

The property comprises of a self contained first floor open plan restaurant. On the main floor there is the main seating area with a bar integrated. There is also a kitchen with a storage area as well. There are both male and female WC facilities within the property. There is additional seating on the mezzanine which over looks the main restaurant space.

The property benefits from large windows which looks over Allardice Street and brings in natural light to the property

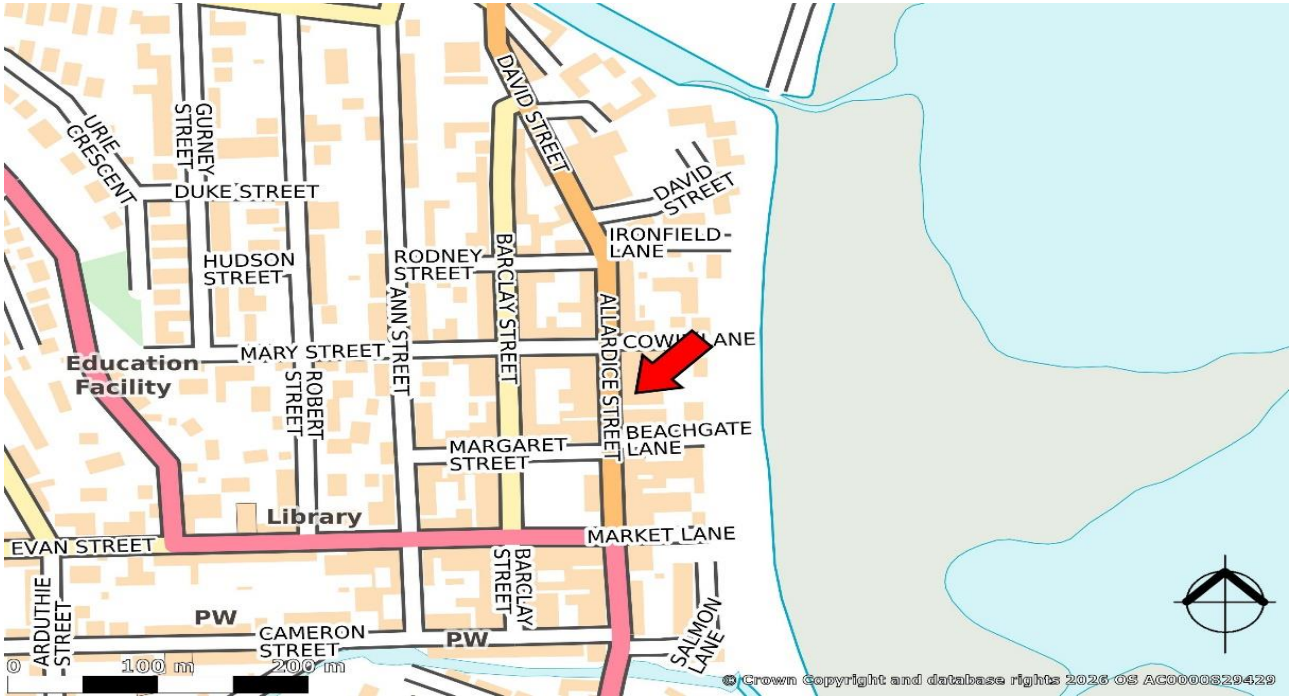
ACCOMMODATION

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
First Floor	126.4	1,361
Mezzanine	33.3	358
TOTAL	159.7	1,719

EPC

The subject has an EPC rating of 'E'. Full documentation is available upon request



RENT

£15,000 per annum exc.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated

PRICE

Offers over £150,000 exc. is sought for our client's interest in the subjects

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £11,750. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £. Qualifying occupiers may benefit from rates relief through the Small Business Bonus Scheme

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

VAT

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

To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

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.