FOR SALE / MAY LET
HOT FOOD TAKEAWAY

GRAHAM SIBBALD



84 Huntly Street, Aberdeen, AB10 6BT

- Established city centre location
- Fully fitted hot food takeaway
- NIA: 70.32 sq.m (757 sq.ft)





LOCATION

The subjects are located to the north of Huntly Street directly between Chapel Street and Summer Street. The immediate vicinity benefits from a strong footfall base and excellent public transport connectivity, with Union Street, Aberdeen railway station and Union Square all within walking distance.

Occupiers in the direct vicinity include a number of national and local occupiers, underlining the location's appeal to both convenience and destination retailers.

DESCRIPTION

The subjects comprise a mid-terraced ground and first floor takeaway unit forming part of a retail parade, all under a pitched and slated roof. The unit benefits from a fully glazed timber-framed shopfront providing good natural light, completed with a timber signage above.

Internally, the property is currently fitted out and most recently traded as a hot food takeaway, providing a customer service area to the front with an open plan area for food preparation behind. To the rear of the unit there is a single WC.

Access to the first floor is via a fixed timber stairwell, which provides some ancillary storage space. There is one dedicated parking space to the rear of 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
Ground Floor	48.68	524
First Floor	21.64	233
TOTAL	**70.32**	**757**



PRICE

£115,000 is sought for our client's interest in the subjects.

RENT

£12,500 per annum exc.

LEASE TERMS

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

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £10,500. Qualifying occupiers will qualify for 100% rates relief via the Small Business Bonus Scheme.

EPC

Full documentation is available upon request.

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:



MOLLY PEETERS
Graduate Surveyor
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SHONA BOYD
Senior 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.