FOR SALE/TO LET

Unique Bar Premises Set within a Converted former Church

GRAHAM SIBBALD



Former Brewdog

33 Exchange Street,Aberdeen, AB11 6PH

Offers in the region of £275,000 - Freehold/ £27,500 Per annum - Leasehold

Find out more at **www.g-s.co.uk**

- **Prime city-centre location, just a short walk from Aberdeen Railway Station (under 200 metres) & Aberdeen Market just 100 Metres away**
- **Unique and characterful bar premises set within a converted former church**
- **Late-night alcohol licence, permitting trading until 3:00am on Fridays and Saturdays**
- **Established leisure and hospitality location surrounded by Aberdeen's vibrant nightlife**



INTRODUCTION

33 Exchange Street comprise a characterful drinking establishment arranged within a former church, offering a unique trading environment. The property retains elements of its original architectural character, creating an appealing setting with an attractive sense of space and impressive floor-to-ceiling heights throughout.

The property occupies a prominent city-centre position, fronting Exchange Street at its junction with Trinity Lane. The surrounding area comprises a diverse mix of office occupiers, retail businesses and established licensed premises. Aberdeen Railway Station is conveniently located less than 200 metres to the south-west, providing excellent transport connectivity.

Internally, the accommodation is predominantly open plan, providing a layout suitable for a range of bar, restaurant and leisure operators. The principal trading area incorporates a single bar servery, with additional customer accommodation provided by a mezzanine-level trading area, offering flexibility in how the space can be configured and utilised. The layout itself would suit a variety of hospitality concepts, including a traditional public house, contemporary cocktail bar or late-night entertainment venue.

The combination of its unusual former church setting, generous internal volume and flexible trading accommodation provides an opportunity for an incoming operator to create a distinctive destination venue within Aberdeen city centre.

The new Flint Market, just 100m away is currently under construction, a vibrant destination featuring local produce, independent retailers, cafés and international food outlets. The development will support the increase of footfall to the areas surrounding 33 Exchange Street and contribute to the regeneration of the city centre.

PROPERTY

The property comprises a former church that has been converted into a bar and restaurant. Internally, the accommodation is arranged over a ground floor and mezzanine first floor.

The ground floor provides the main bar and restaurant area together with a commercial kitchen. Customer toilet facilities are available on both the ground and mezzanine levels. The mezzanine floor overlooks the principal trading area and provides additional seating accommodation.

ACCOMMODATION SUMMARY

Public Areas

- Public Bar
- GF - Bar/restaurant Seating with bar servery
- GF - Male & Female WCs
- Mezzanine — Seating — with bar servery
- Mezzanine — WCs

Service Areas

- Commercial Kitchen
- Keg Store area
- Storage areas

TRADE

There are no trading accounts available for the property




DRINKERS WANTED











LICENCE

Premises Licence under the Licencing (Scotland) Act 2005

ENERGY PERFORMANCE CERTIFICATE

EPC Rating — C — EPC is available on request

SERVICES

TBC

RATEABLE VALUE

Rateable Value — £21,750 with effect from 1st April 2026



VIEWING
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

ANTI-MONEY LAUNDERING/AML
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, personal and or detailed financial and corporate information will be required before any transaction can conclude.

FINANCE/BUSINESS MORTGAGES
Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.

TENURE
Hertitable (Freehold) / Outright Ownership or Leasehold interest in the proeperty.

PRICE
Offers in the region of **£275,000** are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. To Let - **£27,500** Per annum - Leasehold

OFFERS
All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY

To arrange a viewing please contact:

GRAHAM SIBBALD



MARTIN SUTHERLAND
Licenced Trade + Business Agent - Hotel + Leisure
Martin.sutherland@g-s.co.uk
07768 704 203



MAX WALLACE
Graduate Surveyor - Hotel + Leisure
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