

LEISURE / HOSPITALITY TO LET

First Floor, 47-53 Market Street

Aberdeen City Centre | AB11 5PZ

 **HUTCHEON
MEARNS**
REAL ESTATE



LOCATION

The venue is located on the south side of Market Street, overlooking Aberdeen’s busy commercial harbour, in the heart of the City Centre. The city’s main commercial thoroughfare, Union Street, is located within a one minute walk. Union Square Leisure and Shopping centre, along with the principal bus and rail station are located adjacent.

Union Square, Aberdeen’s premier retail and leisure destination, offers excellent amenities to staff, including major retailers such as Apple, Zara, Next, Decathlon and H&M, as well as restaurants and cafés including Starbucks, Wagamama and Wingstop.

FLINT_, the new Aberdeen Market, is due to be complete late 2027, is situated immediately along Market Street. The £40m project is anticipated to boost footfall in the areas as part of Aberdeen City Council's wider City Centre Masterplan.



DESCRIPTION

The subject comprises a self-contained first-floor unit, currently fitted out as a leisure/bar venue. Access is provided via a dedicated entrance from Market Street, leading into a main reception area, with onward access to the first floor by way of both a staircase and passenger lift.

The accommodation benefits from excellent natural light through high-level windows overlooking the busy Port of Aberdeen, supplemented by modern LED lighting throughout. The bar fit-out has been recently installed by the landlord, who has made a significant investment in the beer draught system and associated infrastructure. The premises are further supported by a well-proportioned commercial kitchen located on the ground floor, which is connected to the bar area via a dumb waiter.

The kitchen fronts onto the popular Shiprow Village, presenting an opportunity for an incoming occupier to operate a food offering or external stall fronting directly onto the street.

ACCOMMODATION

The premises extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
First Floor	302	3,255
TOTAL	302	3,255

The subject benefit from a well sized kitchen / storage room on the ground floor extending to 47 square metres (503 square feet), alongside a keg room.



RENTAL

On application.

RATEABLE VALUE

The property is currently entered into the Valuation Roll with a Rateable Value of £45,000, effective from 01 April 2026.

As the Rateable Value is below £110,000 certain occupiers may benefit from a 40% discount in rates payable as part of government assistance to the hospitality sector.

A new occupier has the right to appeal the Rateable Value.

PREMICES LICENSE

We understand that the property has previously held a premises license.

ENTRY

Upon conclusion of missives.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

VAT

This property is elected for Value Added Tax (VAT).

ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.



OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the sole agent who will also make arrangements to view.

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April 2026

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