



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

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ON THE INSTRUCTIONS OF OXFORD HOTELS & INNS MANAGEMENT LTD

**NEW LEASE OR TENANCY TO BE GRANTED
NIL PREMIUM – INVENTORY AT VALUATION
FLEXIBLE “INGOINGS” AND TERMS
COMPETITIVE RENT**



THE UNION HOTEL 7-11 MAIN STREET, TURRIFF, ABERDEENSHIRE, AB53 4AA

MINIMUM CAPITAL REQUIRED £20,000
to include initial Inventory payment, trading deposit and stock at Valuation.

THE UNION HOTEL
7-11 MAIN STREET, TURRIFF, ABERDEENSHIRE, AB53 4AA

LOCATION

The Union occupies a massive site in the centre of the Town of Turriff some 30 miles to the north east of Aberdeen in north eastern Scotland. The Town's main amenities all directly adjoin.

DESCRIPTION

A predominantly detached three storey property of stone built elevations under a sloping slate roof with massive twin storey extension to rear of part pebble dashed, part metal clad elevations under a corrugated metal roof.

TENURE

Our Landlord Clients are happy to grant either a traditional tenancy or longer assignable Lease on the property, depending on the level of Tenant investment. An initial rent of £18,000 per annum is sought and there will be a partial tie, though with a competitive barrelage discount scheme.

ACCOMMODATION

GROUND FLOOR

Right hand **PUBLIC BAR** in traditional style with space for rented pool table and basic trade inventory; **GENTS W.C.**; Rear passage to **LADIES W.C.** and further **GENTS W.C.**; **PUBLIC BAR SERVERY**; Central **ACCESS PASSAGE**, back of bars with **RECEPTION OFFICE** off; Left hand **LOUNGE BAR** (currently un-used); **LOUNGE BAR SERVERY**; Rear **RESTAURANT SERVERY** adjoining; Large, rear **RESTAURANT** (currently out of use); **PREPARATION LOBBY**; **CHILDREN'S ROOM** (currently un-used); Large **CATERING KITCHEN** (currently un-used); **WINE & SPIRIT STORE**; 2 further **STORE ROOMS**; Rear **ACCESS PASSAGE** with **FREEZER/LAUNDRY ROOM** and **WALK-IN COLD ROOM** off; 2 further **STORAGE AREAS**; **OFFICE**; **STAFF WASH ROOM**; **STORE ROOM**.

CELLARAGE

Access via hatch in servery to single, electrically chilled **DRAUGHT BEER CELLAR**.

SECOND FLOOR

5 **BEDROOMS** (formerly used for letting); **LANDING & STAIRS** down.

FIRST FLOOR

5 further **BEDROOMS** (some used as staff rooms); **FUNCTION/MEETING ROOM**; **FUNCTION ROOM SERVERY**; Dis-used **CATERING KITCHEN**; Further lobby to **LADIES & GENTS W.C.'s**; Massive rear **FUNCTION HALL**, on split levels and in traditional style with further **SERVERY** to corner; **LANDINGS & STAIRS** down.

OUTSIDE

Right hand rear **YARD**; **CAR PARK**; Side **TRADE PATIO**; Small front **SMOKER'S SHELTER AREA**.

TRADE

We are advised that turnover for the year ending 30th April 2008 amounted to some £248,000 (including V.A.T.). Limited trading information with regard to turnover can be made available to interested parties.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Aberdeen City Council informs us that the property is assessed to a Rateable Value of £35,000. The Uniform Business Rate payable for 2008/09 is at 46.2 in the £.

INVENTORY

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale at Valuation.

STOCK & GLASSWARE

This will be purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel, trade glassware and loose catering effects.

VIEWING

Formal viewing by appointment only via A W Gore & Co, Brighton (Tel: 01273 565621).

AGENT'S NOTE

Our Clients are looking to convert this unit, which is currently run under management, into a tenanted or leased operation as they feel it is more suited to an "owner operator". All aspects of the letting will be negotiable, as quality of operator is vital in the current financial climate where funding for leasehold/tenanted businesses is often of limited availability.

NOTE – Messrs A W Gore & Co as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.