

269 Holburn Street, Aberdeen, AB10 7FL

  Matthew Cohen 
& ASSOCIATES Ltd

www.matthewcohen.co.uk



Pavarotti's
27-29 Union Terrace
Aberdeen, AB10 1NN

Offers over £70,000

t: 01224 433301

info@matthewcohen.co.uk

solicitors

the information contained within these these particulars should not be relied upon as statements or a representation of fact

Pavarotti's
27-29 Union Terrace
Aberdeen, AB10 1NN

Offers over £70,000

This is a good opportunity to purchase a well established, popular city centre restaurant, with a proven record over a period of seven years.

The premises are extremely well-appointed with the kitchen having had a recent full refurbishment, and are ready to walk into.

The premises, with 50 covers, are easily run. The business enjoys a niche market both for dinners and lunches. Its proximity to the theatre and the possible new development of the Union Terrace Gardens makes this an attractive proposition.

Trading Information:

- (1) Current turnover is in the region £6000 - £7000 per week.
Extracts of accounts available to to genuinely interested parties.
- (2) Loan Terms: approx 11 ½ years.
- (3) Recent new 'value for money' menu has been well received.
- (4) The landlord may be willing to enter into a longer lease hold if a purchaser requires it.

Rent review pending Nov 2009.

Freehold

There is a probability the landlord would be interested in sale of the freehold if the right price was offered.

Rent: £27,000 rising to £30,000 per annum

Rateable value: £20,750



reception area



main dining area



bar



kitchen