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**CLASS 3
(FOOD & DRINK)
+ HOT FOOD
TAKEAWAY
(SUI GENERIS)**

**13 Belmont Street
Aberdeen
AB10 1JR**

- Prime city centre position on Belmont Street
- High pedestrian footfall with immediate access to Union Street
- Class 3 (Food & Drink) and Hot Food Takeaway (Sui Generis)
- Eligible for Small Business Bonus Scheme
- Former occupiers fixtures, fittings and M&E available by separate negotiation
- Price: £230,000 (Heritable)

**82.52 SQ M
(888 SQ FT)**

Property Details

LOCATION

Belmont Street is one of Aberdeen City Centre's most established leisure and food & beverage destinations, linking directly to Union Street and benefitting from strong day-time and evening footfall.

No. 13 occupies a prominent mid-terrace position within a well-established café, restaurant and licensed leisure pitch.



Map Link

DESCRIPTION

The property comprises a mid-terrace unit arranged over the ground and mezzanine floors. The ground floor provides an open plan sales area with kitchen and seating, with additional seating on the mezzanine level. The current layout offers c. 32 covers. The unit is fitted for its former café/doughnut takeaway use, including high quality installations such as extractor systems and fire sprinkler equipment. Subject to negotiation, the former inventory, furniture and fixtures can also be made available offering a turn-key opportunity.

There is no dedicated car parking, on-street parking is available nearby.

USE

Historically the property has been used as a Cafe and Takeaway and is well suited to continue in this use or any other use as defined under Class 3 (food and drink) and Hot Food Takeaway (sui generis) under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Alternative uses may be considered, subject to Local Authority consent.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	55.56 sqm	(598 sq ft)
Mezzanine Floor	26.96 sqm	(290 sq ft)
Total	82.52 sqm	(888 sq ft)

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SERVICES

Mains electricity, gas and water are connected. Drainage is to the public sewer.

Interested parties are advised to satisfy themselves as to the adequacy of services.

ENERGY PERFORMANCE

The Energy Performance Certificate (EPC) is currently being prepared and will be made available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a 2026 Draft Ratable Value of £17,750.

The Uniform Business Rates of the year 2026/27 is £0.48 on the £ (applicable from April 2026, thus the estimated rates payable will be £8,538*

Any incoming occupier may qualify for rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the local Authority.

Water and wastewater rates are also payable.

PRICE

£230,000 for our client's heritable (freehold) interest. Further information regarding the existing inventory is available upon request.

VAT

All prices quoted are exclusive of VAT.

COSTS

Each party will be responsible for their own legal and professional costs.

The purchaser will be responsible for LBTT and registration dues.

ANTI-MONEY LAUNDERING

In accordance with AML regulations, any purchaser will be required to provide proof of identity, address and source of funds once an offer is accepted.

Make an enquiry

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