

BEEFEATER

Riverside Drive, Dundee, DD1 4XA

FREEHOLD: £750,000 + VAT | REF: 5265456

CHRISTIE & CO

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KEY HIGHLIGHTS

- Established Freehold Restaurant Opportunity
- Prominent Roadside Location
- Large Customer Car Park
- Adjacent to Premier Inn Hotel
- Strong Mix of Corporate & Leisure Demand
- Riverside Location / EPC Rating C

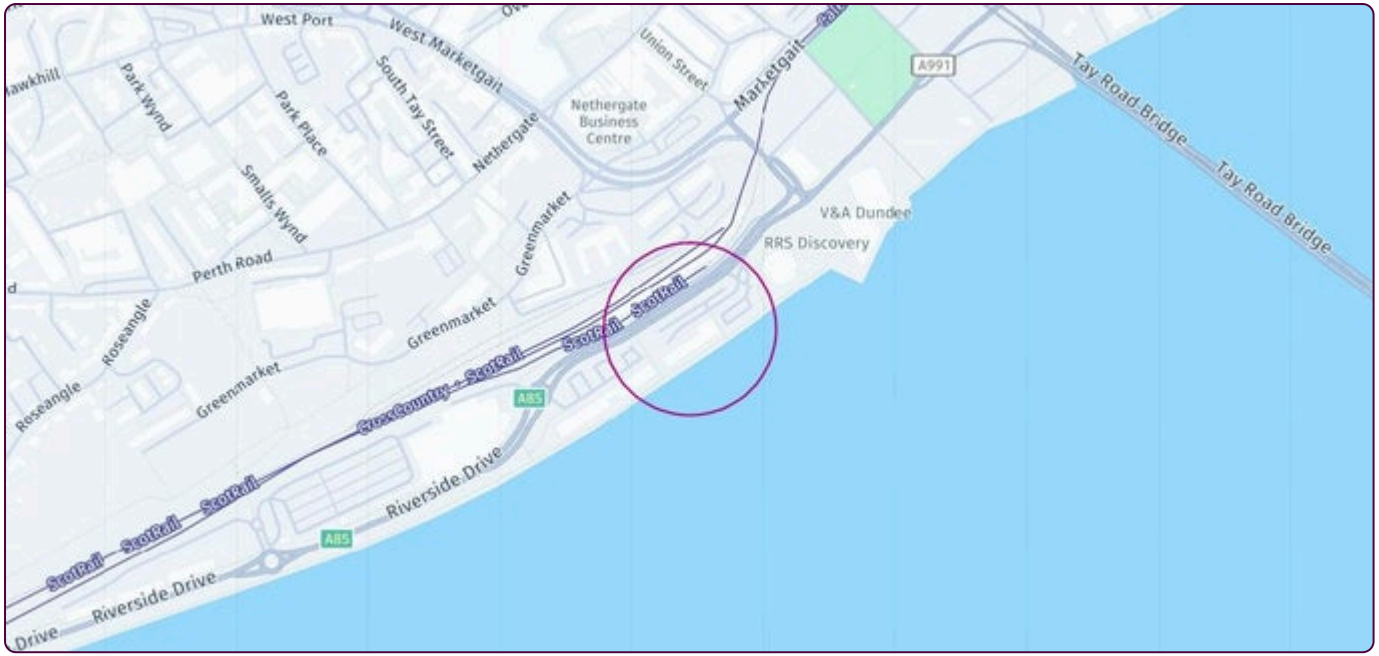
DESCRIPTION

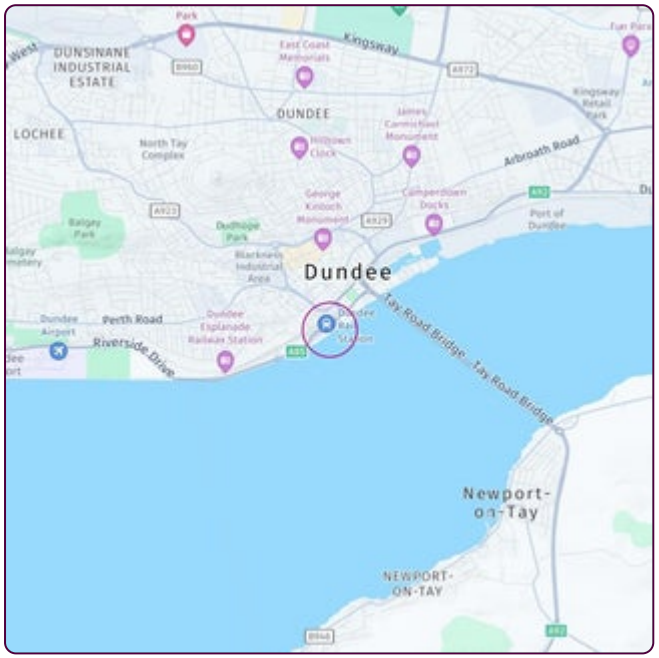
The restaurant benefits from the strength of the well known Beefeater brand and serves a broad customer base comprising local residents, business travellers, tourists and hotel guests from the surrounding area.

The business is positioned within the mainstream family dining sector and has historically traded from a prominent roadside location, benefiting from strong brand recognition, repeat custom and established operational infrastructure. The opportunity offers purchasers the chance to acquire a substantial freehold restaurant asset with proven trading credentials in one of Scotland's principal regional cities.

*** Sale Price is subject to VAT**









LOCATION

The property occupies a prominent roadside position within Dundee, Scotland's fourth largest city and the principal commercial centre for Tayside. Benefiting from excellent road connectivity via the A90, the property enjoys convenient access to Perth, Aberdeen, Angus and Fife.

Dundee has undergone significant regeneration in recent years and is recognised as a key regional destination for business, education, tourism and leisure. The city is home to both the University of Dundee and Abertay University and benefits from a substantial resident population together with a strong daytime economy.

The property attracts demand from a broad customer base including local residents, business travellers, tourists and passing trade. Dundee's waterfront regeneration, V&A Dundee, major employers and transport links continue to support significant visitor numbers throughout the year.

THE OPPORTUNITY

The property is offered for sale freehold trading as a going concern, providing an opportunity for owner-operators, investors or alternative hospitality occupiers.

The restaurant is suitable for continued use within the casual dining sector whilst also offering potential for alternative leisure, roadside, retail or other commercial uses, subject to obtaining the necessary statutory consents.

Interested parties are invited to contact the appointed agent for further details.

T&C'S LINK

Click Here for Terms and Conditions

FIXTURES & FITTINGS

Fixtures and fittings owned outright and not subject to lease or hire purchase agreements will be included within the sale, subject to inventory.







INTERNAL DETAILS

The property comprises a purpose built Beefeater family restaurant providing spacious customer accommodation arranged across a series of interconnected dining areas.

The restaurant has been fitted out in the established Beefeater style with a combination of open plan and semi-private dining zones, allowing flexibility for family dining, group bookings and corporate occasions. The accommodation benefits from an attractive bar and waiting area, customer WC facilities and ancillary back-of-house space. The trading area can accommodate c. 230 covers.

Customer seating is arranged throughout a number of well presented dining areas benefiting from good levels of natural light and a practical trading layout. The property is supported by a fully equipped commercial kitchen together with associated preparation, storage and staff facilities.

Overall, the property provides a highly functional restaurant operation capable of accommodating substantial customer volumes and offers purchasers a turnkey hospitality opportunity.

STAFF

The property is being offered for sale as a going concern and staff are subject to TUPE. Relevant staffing details are available within the data room for review by qualified parties.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

REGULATORY

Premises Licence

BUSINESS RATES

Interested parties should make their own enquiries with Dundee City Council regarding the current Rateable Value and rates liability.





EXTERNAL DETAILS

The external area comprises a spacious waterfront terrace directly adjacent to the building, offering attractive views across the river Tay and surrounding landscape.

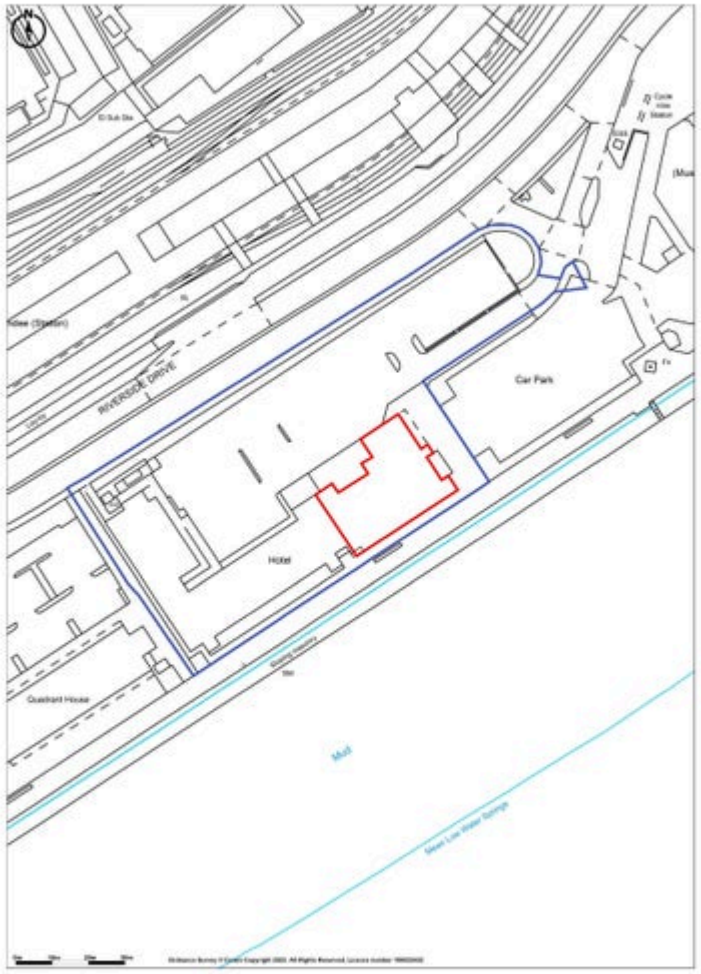
The outdoor seating is arranged across a large paved patio and includes a mix of wooden dining tables with chairs and circular picnic benches, providing ample capacity for guests.

Decorative festoon lighting is suspended overhead in parts of the terrace, creating an inviting atmosphere during the evening. The area is well maintained, with modern bollard lighting, wide pedestrian access and uninterrupted sightlines towards the waterfront promenade.

The restaurant frontage features extensive glazed windows, allowing strong visual connectivity between the indoor and outdoor spaces, while the riverside location offers a bright, open setting that is particularly suited to al fresco dining and socialising.


Premier Inn
Beefeater

ANG48338



Promap

Dundee - Rest

Category 5

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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