



BIRD & BEAR / ABANDON SHIP

2 Whitehall Crescent, Dundee, DD1 4AU

LEASEHOLD: GUIDE PRICE - £150,000 ANNUAL RENT: £45,000 | REF: 5255059

KEY HIGHLIGHTS

- City Centre Busy Bar & Restaurant
- Lease expires July 2035
- Trading Over Two Floors
- Free of Tie / Annual Rent £45,000
- Fully Fitted Commercial Kitchen
- EPC Rating C

DESCRIPTION

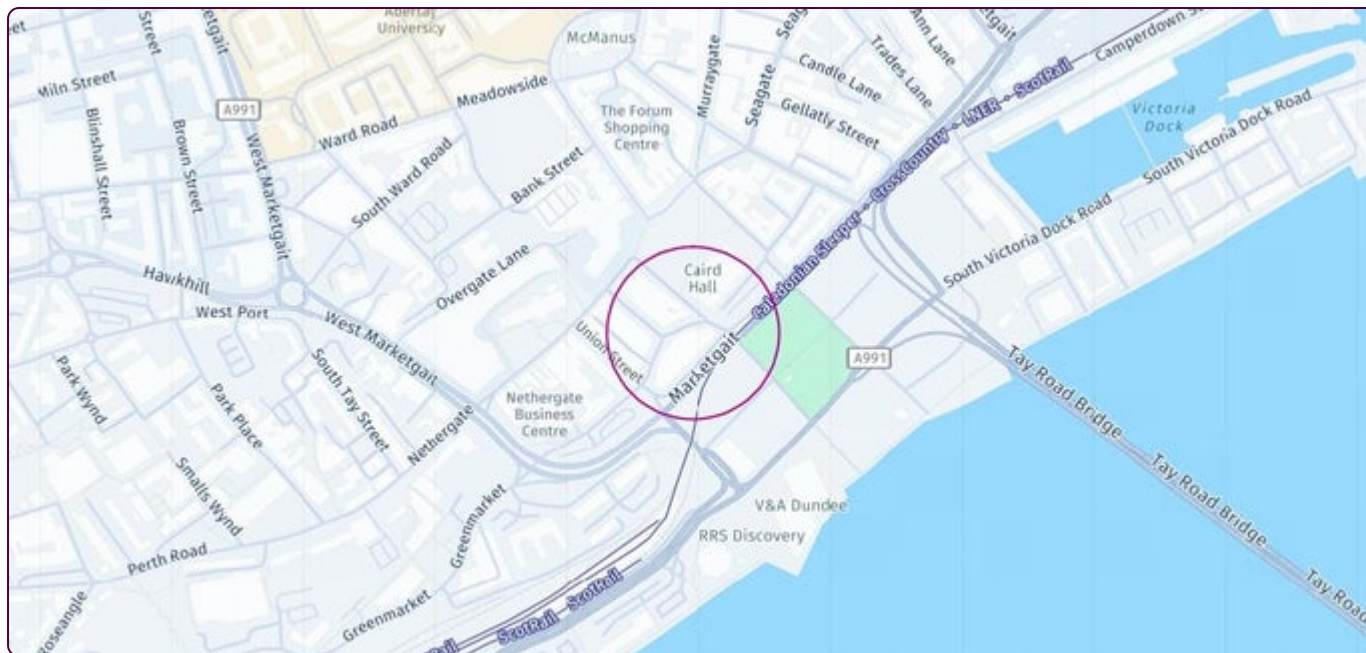
Bird & Bear/Abandon Ship is a great opportunity to acquire a unique bar and restaurant situated in the busy town centre of Dundee.

Our clients are looking to exit the business to focus on other interests and we are seeking a new tenant with experience to continue the all ready established trade.

THE OPPORTUNITY

A very popular location within Dundee Town Centre providing a unique excellent opportunity for an owner operator to take over this established bar and restaurant. No capital expenditure is required, and the business is in turnkey condition.

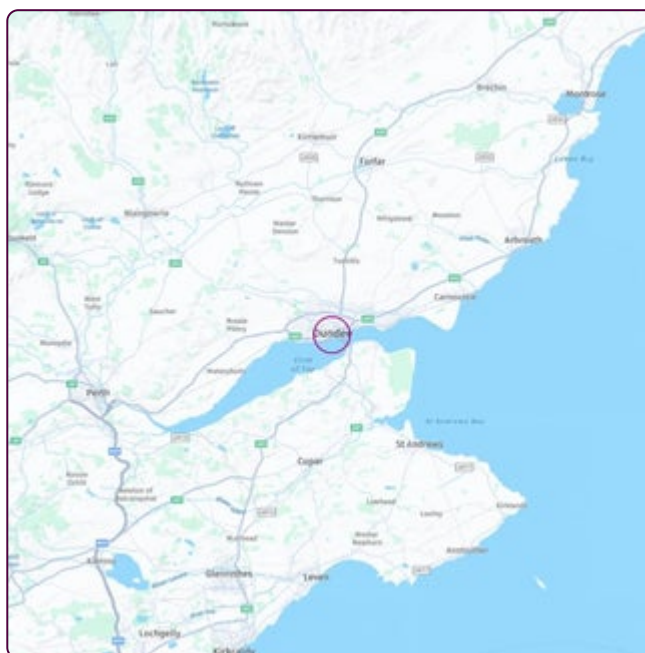
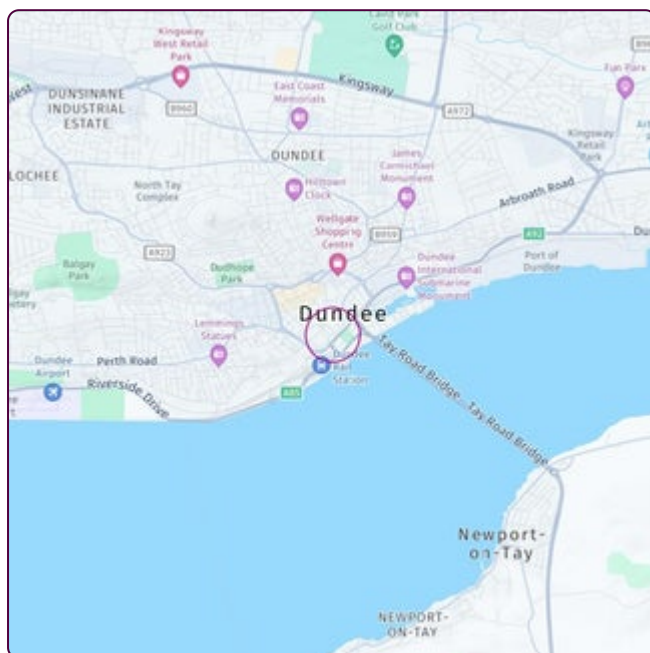




LOCATION

Dundee City Centre, nestled along the picturesque banks of the River Tay, is a lively hub that encapsulates the spirit of Scotland's fourth largest city. This compact and accessible downtown area offers a delightful blend of historic architecture and modern amenities. At its heart lies the Overgate and Wellgate shopping centres bustling with high street stores and boutiques, satisfying even the most discerning shoppers.

As day turns to night, Dundee City Centre transforms into a vibrant nightlife destination with numerous pubs, bars, and clubs welcoming locals and visitors alike. The city's warm and friendly atmosphere, combined with its historical significance and contemporary allure, make Dundee City Centre a must visit destination in Scotland.



Perth is located 27 miles to the south west and Aberdeen 68 miles to the north with St Andrews only a 30 minute drive to the south, via the Tay Bridge.

INTERNAL DETAILS

Bird & Bear

The main bar area is covered with glossy green subway tiles, wooden and metal top tables with a mixture of upholstered loose and fixed seating, hanging bird cages, plenty of copper touches and an abundance of green plants which sit in the windows. The bar area can accommodate c.80 seated and standing. The copper bar top gives a very modern look with a back bar gantry hosting a range of wines and spirits and draught beer pumps.

Upstairs is the main eating area with a balcony overlooking the bar with a mixture of fixed upholstered seating, chairs and wooden tables that can accommodate c.40 seated.

Male & Female toilets are located to the rear of the main bar area.

Abandon Ship

With its own entrance located on Whitehall Crescent, this quirky themed bar is decorated to a high standard with a bespoke Mandala floor by Tom Gilmour and a host of custom built arcade machines. There is a mixture of upholstered bar stools and poseur tables, as well as fixed booth style seating that can accommodate c.60 seated. The main bar has draught beer taps with a gantry of spirits to create funky cocktails.

Male and female toilets are located to the rear of the bar area.

The fully fitted commercial kitchen services the Bird & Bear and Abandon Ship.





TRADING HOURS

Bird & Bear

Sunday - Thursday
12.00pm to 12.00am

Friday - Saturday
12.00pm to 1.00am

Abandon Ship

Monday to Sunday
5.00pm to 12.00am

TENURE

The lease commenced on 1 July 2025 for 10 years. The annual rent is £45,000.

FIXTURES & FITTINGS

All fixtures and fittings are included within the leasehold sale (excluding any personal items).

STAFF

TUPE – The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

TRADING INFORMATION

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

REGULATORY

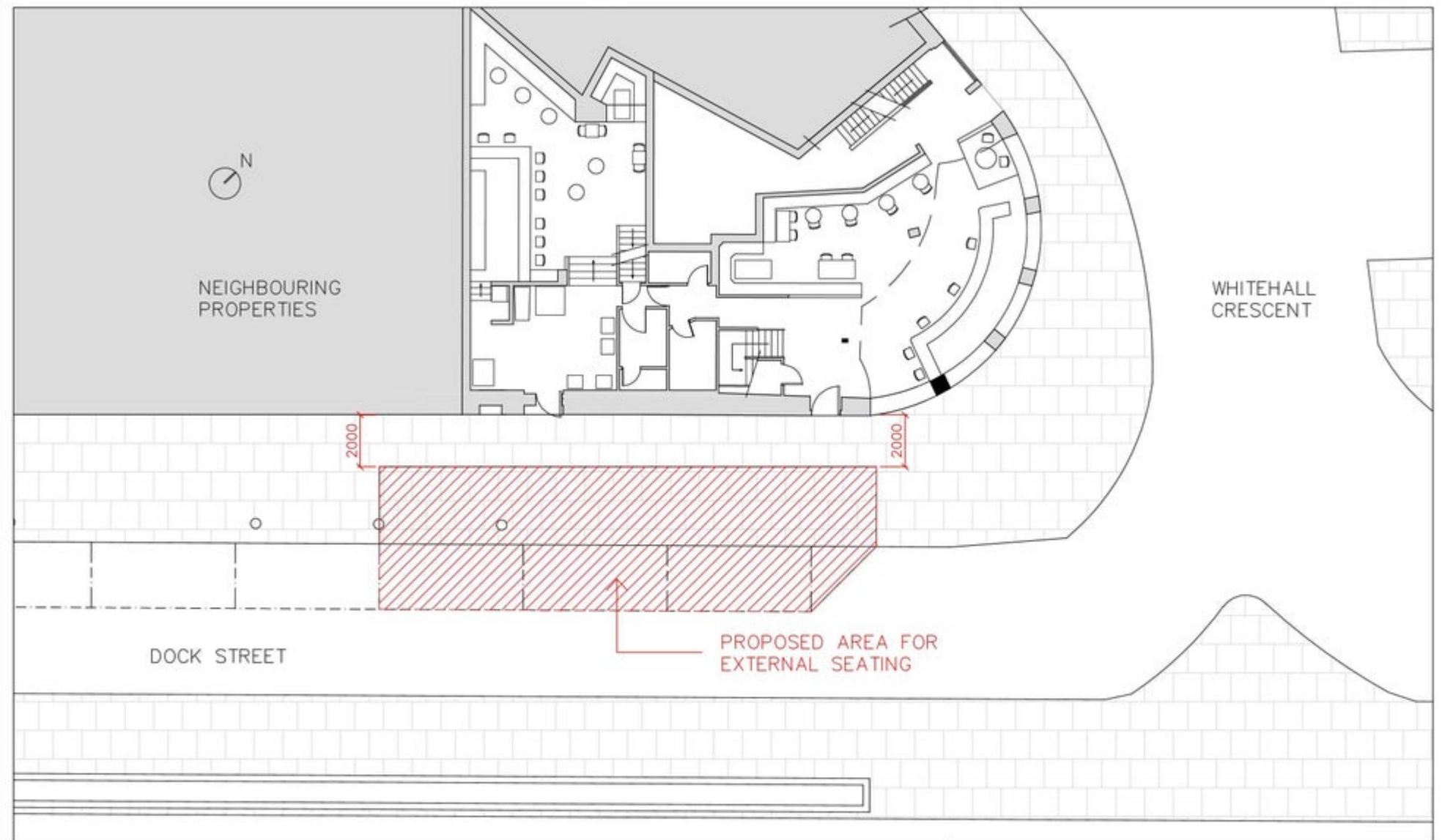
Premises Licence

BUSINESS RATES

The Rateable Value as of 1 April 2026 is £30,000.

Confirmation of actual rates payable can be obtained from the local Authority.





Bird & Bear / Abandon Ship Bar
Ground Floor Plan
Scale – 1:200

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

T: 0344 412 4944

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONTACT

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



SIMON WATSON

Senior Business Agent - Hospitality

T: +44 7754 559 534

E: simon.watson@christie.com

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.

