



Bell Rock Tavern

1 Dagleish Street
Tayport
DD6 9BB

Freehold: £299,000

Ref: 5255016

KEY HIGHLIGHTS

- Prominent Stand alone Roadside Location
- Traditional Pub & Restaurant
- 3 Bedroom Owners' Accommodation
- Beer Garden with Stunning Views
- Fully Fitted Commercial Kitchen
- EPC Rating F

LOCATION

Tayport, also known as Ferry-Port-on-Craig, is a charming town located in Fife, Scotland, at the mouth of the River Tay. It offers picturesque views of the Broughty Ferry coastline and is within easy commuting distance to Dundee, via the Tay Road Bridge. Historically, it was known as "Southferry" or "South Ferry of Portincraig" before being renamed Tayport in the 19th Century. Tayport's blend of natural beauty, historical significance, and community amenities make it a delightful place to visit or live.

Tayport is easily accessible from the A92 from Fife, or via the Tay Bridge from Dundee.





THE OPPORTUNITY

The Bell Rock Tavern is privately owned and operated enjoying an excellent local reputation for hospitality with the public bar having a traditional and welcoming atmosphere.

The owners have decided to sell to pursue other interests and this brings a fantastic opportunity for a new owner to take over a superb located business with multiple revenue streams and further potential to develop.

TRADING HOURS

Monday to Wednesday
3.00pm - 10.00pm

Thursday to Sunday
12.00pm - 11.00pm

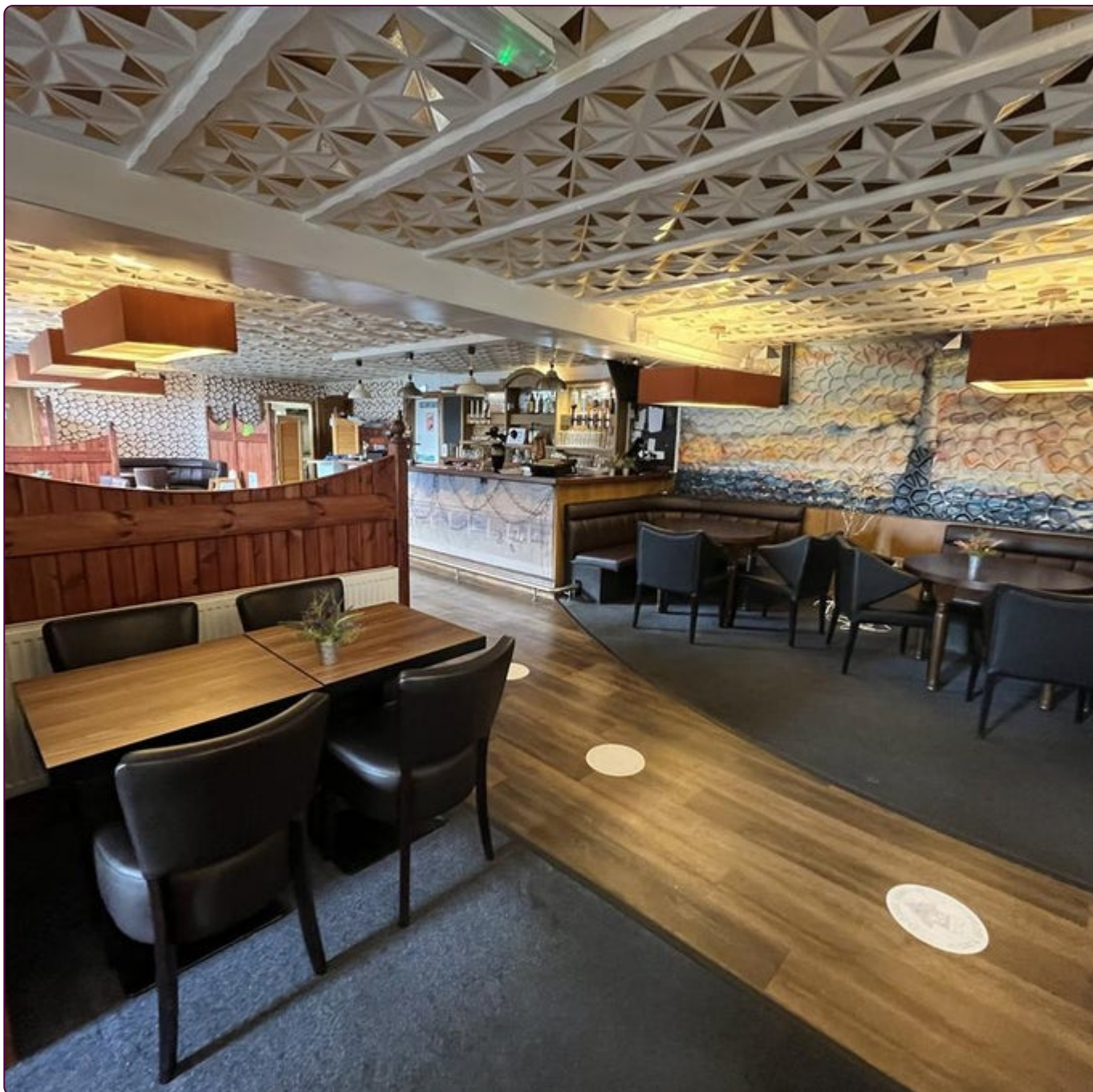
DESCRIPTION

The Bell Rock Tavern is named after the Bell Rock Lighthouse. The rock was the scene of many shipwrecks as it lies just below the surface of the sea for all but a few hours at low tide. The Bell Rock Tavern or simply "The Bell" has stood on the same spot, on Dalgleish Street, in the Heart of the community since 1887.

The original entrance to the public bar was on the side of the building (now the Fire Exit, beneath the Lighthouse Mural) and the bar area (where the fireplace is now, at the bottom of the stairs) extended no further than the stairs. The original bar itself, being on the wall to the left, was where the restrooms are now situated.

In the early 1970's the bar was extended by knocking through to the house next door, with the bar being moved up to the top corner where it remains. The restaurant area is located upstairs which once housed rooms to let.

The exterior has remained largely unchanged with the exception of the signage and artwork, even the hand painted signage is original.





INTERNAL DETAILS

The public bar has a traditional pub feel, with the main bar stretching along the right hand side upon entering. The bar features a selection of fonts on the servery, a fully stocked gantry to the rear, adequate refrigeration and coolers underneath. There is two seating areas partially on two different levels with a mixture of loose and fitted seating with wooden floors throughout.

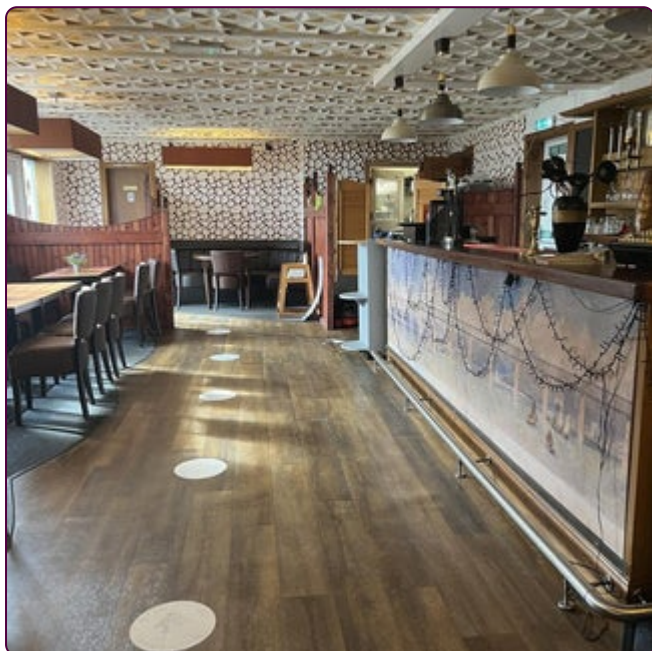
The restaurant can be accessed via an internal staircase at the front entrance to the pub. The well decorated and furnished restaurant space, with its own bar/servery area, can accommodate around 60 seated.

Food is served in the public bar, and on occasion is used for restaurant covers when the first floor is at capacity.

A fully fitted commercial kitchen is located to the rear of the restaurant with ample storage.

OWNER'S ACCOMMODATION

There is a three bed owners' accommodation located on the top floor of the building with its own entrance to the rear. This could potentially be used as a private let or living accommodation for new owners.



EXTERNAL DETAILS

The beer garden, which overlooks the harbour, is a highlight of the property offering stunning views of the Tayport harbour. During the summer months, this is a busy space with locals and visitors.

FIXTURES & FITTINGS

All fixtures and fittings required for the operation of the business will be included in the sale as a going concern.

STAFF

A staff list will be provided to genuine interested parties as part of any due diligence process.

TRADING INFORMATION

Trading figures will be made available after a formal viewing has been undertaken.

BUSINESS RATES

The Rateable Value is £14,600 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License



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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CONTACT

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



SIMON WATSON

Business Agent - Hospitality

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CONDITIONS OF SALE

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