

Bell Rock Tavern



1 Dalglish Street
Tayport
DD6 9BB

Freehold: £299,000

Ref: 5255016

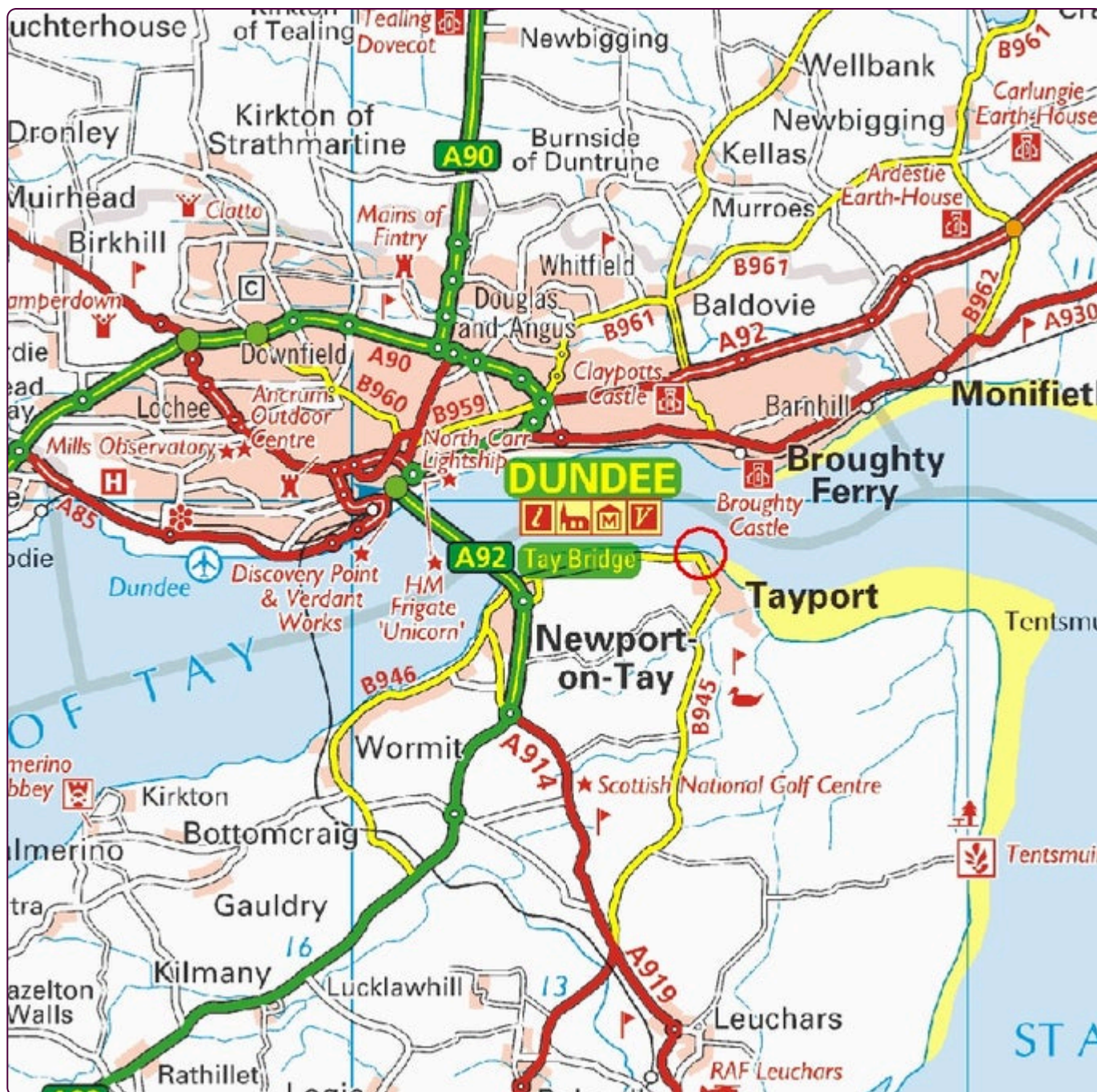
KEY HIGHLIGHTS

- Freehold Investment
- Rental Income £31,200
- 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 offered for sale as a freehold investment opportunity, benefiting from a secure income stream with the trading business and residential flat producing a combined annual rental income of £31,200.

The property is let on a lease expiring in November 2045, providing long-term income security for an investor. Situated in a prominent location and trading under established ownership, the Bell Rock Tavern represents an attractive investment opportunity with reliable rental returns and future asset growth potential.

TRADING HOURS

Monday to Wednesday
3.00pm - 10.00pm

Thursday to Sunday
12.00pm - 11.00pm

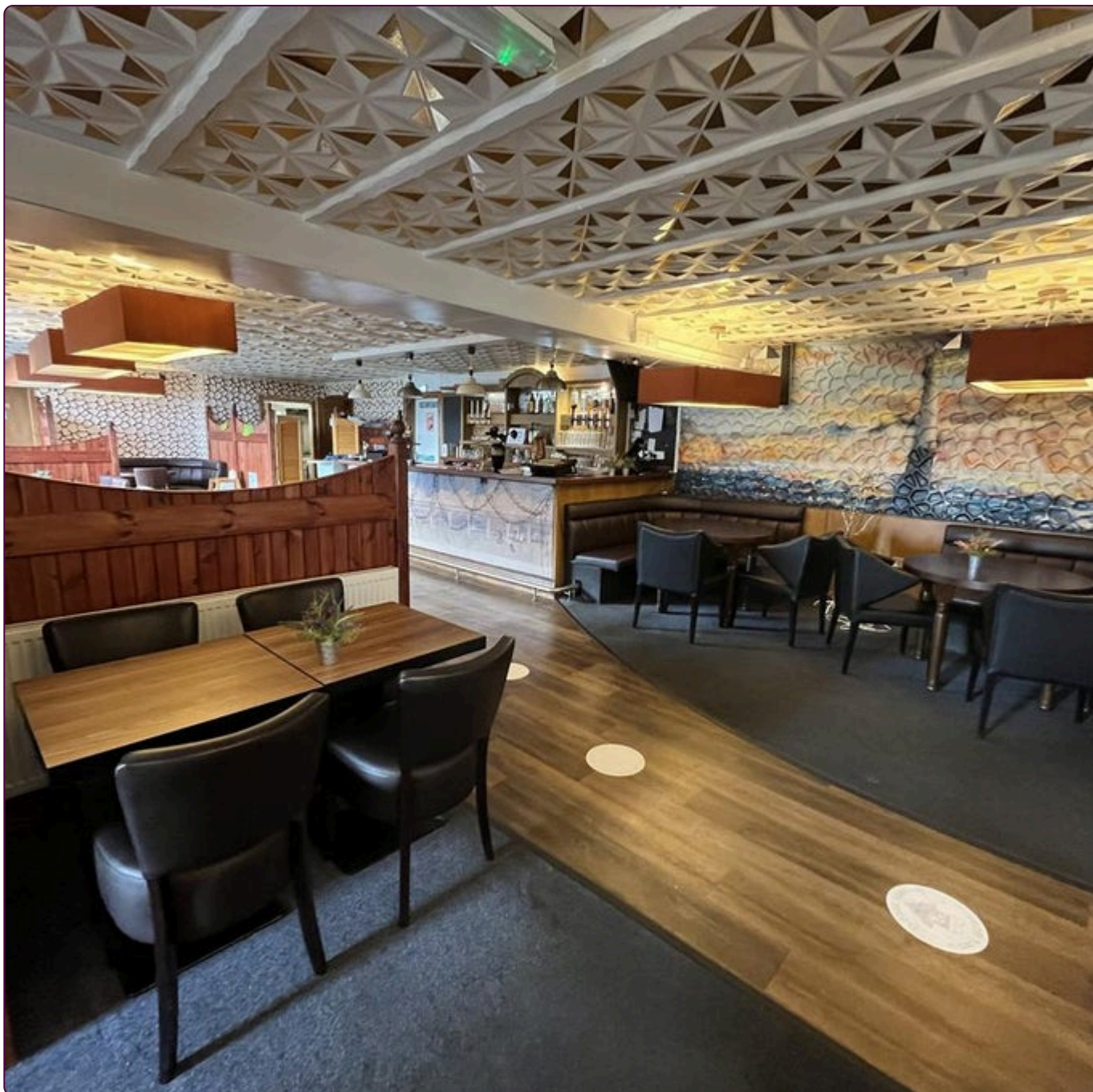
DESCRIPTION

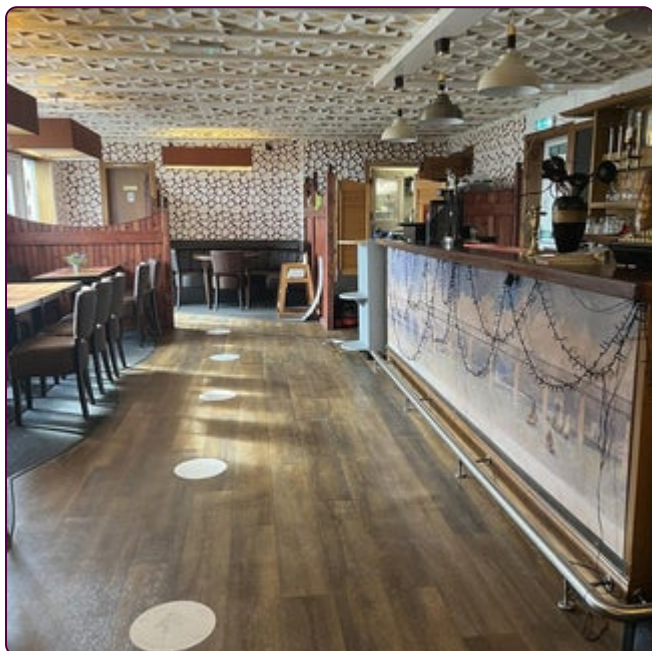
The Bell Rock Tavern is named after the Bell Rock Lighthouse. The rock was the scene of many shipwrecks as it lies just below the surface of the sea for all but a few hours at low tide. The Bell Rock Tavern or simply "The Bell" has stood on the same spot, on Dalglish Street, in the Heart of the community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

The property includes a three-bedroom flat located on the upper floor, accessed via a separate entrance to the rear. The accommodation is included within the lease arrangements under a separate tenancy agreement and forms part of the overall rental income. The flat provides well-presented residential accommodation and enhances the investment offering through its contribution to the property's combined annual rental income.

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 are owned by the sitting tenant.

STAFF

Staff are employed by the sitting tenant.

TRADING INFORMATION

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

BUSINESS RATES

The Rateable Value is £12,600 as of 1 April 2026. 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:



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CONDITIONS OF SALE

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