

Dil'se Restaurant

Ref: 5265432

99 - 101 Perth Road, Dundee, DD1 4JA

Leasehold: Offers Invited, Annual Rent: £44,000

120 Cover Fully Licensed Restaurant

Prominent Town Centre Location

Function Room

Takeaway Revenue

Fully Equipped Commercial Kitchen

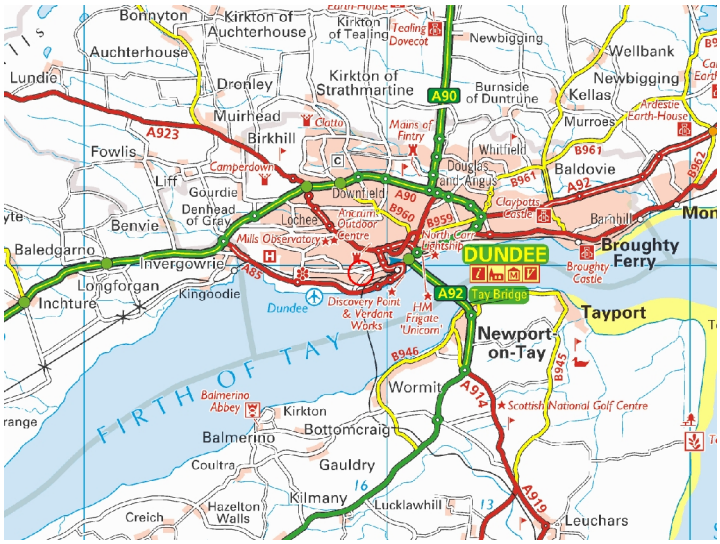
EPC Rating G

CHRISTIE & CO

christie.com

Since opening in 2003, the award wining family run business presents a fantastic opportunity for a new owner operator to develop and grow an already successful business.

Our clients are wishing to sell to focus on other business interests.



Location

Perth Road, located in the heart of Dundee, Scotland, is a charismatic and bustling street that encapsulates the city's spirit. Lined with an eclectic mix of shops, cafes, and eateries, it offers a vibrant tapestry of experiences.

The road's ambiance transforms seamlessly from day to night with students from the nearby University of Dundee infusing youthful energy during the day, while the evening brings a lively nightlife scene. Its charm lies not only in its commercial offerings but also in its cultural significance, hosting art galleries and theatres that contribute to Dundee's creative reputation.

As you walk along Perth Road, you'll witness the perfect blend of historical architecture and contemporary establishments all woven together in a harmonious urban fabric that reflects the essence of Dundee's evolution.

The Opportunity

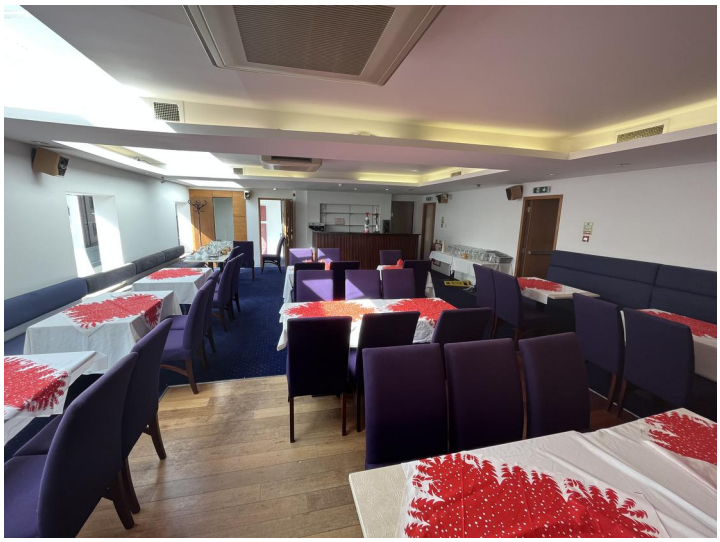
Dil'se is an exciting opportunity to develop an established business located in the high footfall area of Perth Road, Dundee. It is well placed and equipped for growth going forward, as well as the main restaurant and function space.

There is an opportunity for the new owner to capitalise on the ever evolving takeaway and delivery market with the large number of resident and student population residing in the immediate area.

The business previously traded as an Indian restaurant however, the neutral décor and set up could be easily amended for a different concept.

The food delivery market is being driven by several factors such as demand for convenience and time saving options, the rise of online platforms and a swift change in consumer behaviours.





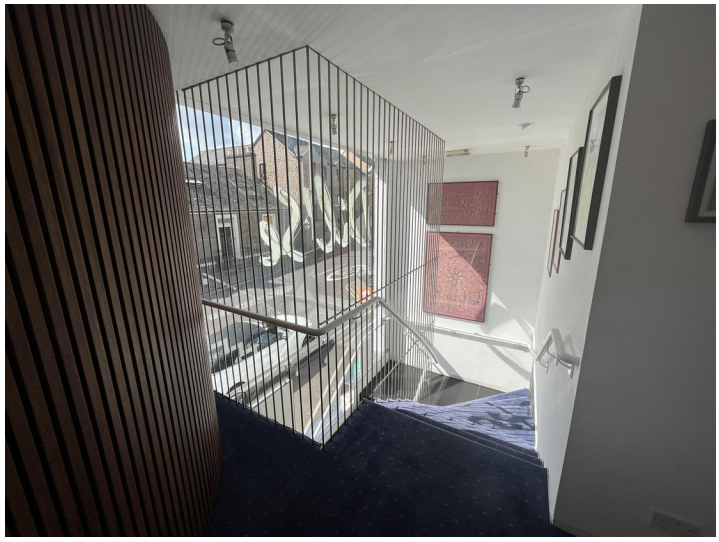
Internal Details

Upon entering Dil'se via the dramatic glass frontage there is a reception/bar area with a small seating area for takeaway collections. There is around 60 covers via a mixture of wooden tables and upholstered chairs within the main dining area.

The décor boasts a contemporary yet relaxed ambience with lots of natural light coming through the large glass windows and skylights throughout. The fully equipped restaurant kitchen is to the rear and has all necessary appliances installed.

A disabled access toilet is located on the ground floor to the rear of the dining room.





First Floor

The first floor has been replicated to look like the main dining room, a unique space in the area gives the opportunity to capture additional trade for private parties, function/events or it can be used for additional seating during busy trading times.

There are male and female which are finished to a high standard and accessible via the internal main staircase located at the entrance of the restaurant.

Fixtures & Fittings

The ingoing tenant will have the benefit of trading from the existing kitchen fixtures & fittings and is well equipped to cater for many different cuisines.

Tenancy

The business is available by way of a new FRI Lease, terms will be negotiated for the right operator.

Business Rates

The Rateable Value as at 1 April 2023 is £34,000. Confirmation of actual rates payable can be obtained from the local Authority

Regulatory

Premises Licence

Operating hours to sell alcohol are Monday to Sunday 11.00am to 12.00 midnight.

Customer Due Diligence Checks

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:

Simon Watson
Business Agent - Hospitality
M:+4477 5455 9534
E:simon.watson@christie.com
Edinburgh

CHRISTIE FINANCE
Part of the Christie & Co Network

Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

CHRISTIE INSURANCE
Part of the Christie & Co Network

For full information on Christie Insurance please call 03330 107189

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. November 2023