

**FOR SALE**  
**HOTEL + LEISURE**

**GRAHAM  
SIBBALD**

**COLLINSONS RESTAURANT,  
122 BROWN STREET, BROUGHTY FERRY.  
DD5 1EN**

- Excellent opportunity
- Well established popular restaurant
- Set in affluent town
- Walk in and ready to operate
- Would suit a hands on operator

#### SITUATION

Collinsons Restaurant is located just off the main street of Broughty Ferry. The town is an affluent residential suburb located app. 4 miles west of Dundee and is popular with both residents and tourists due to its waterfront location on the River Tay estuary. In addition the town offers a good variety of shops, bars, castle, riverside beach and a nature reserve.

#### THE PROPERTY AND BUSINESS

Collinsons Restaurant has been run by the same owner/chef since its opening in 2012. The restaurant is finished to a high standard and in turn offers a quality service and excellent food. We feel the business may suit a hands on operator/Chef who may wish to run the business the same way and also put their own stamp on it. Internal viewing is recommended to be fully appreciated. The present owners are now looking to retire and are looking to sell their leasehold interest.

The property offers a 45 Cover restaurant area, toilets, bar area, kitchen, stores and staff WC

#### TRADING INFORMATION

Trading information can be made available to parties after a formal viewing

#### LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

#### SERVICES

Mains electricity and water are all connected to the property.

#### RATES

We are advised that the rateable value is £17,200 pa. Purchasers are advised to check this figure with the assessors.

#### TENURE

Leasehold. A new lease will be available to the purchaser of the business. The passing rent is £22, 800 + VAT.

#### PRICE

Offers in the region of £150,000 are sought for the business, the trade fixtures, fittings and equipment.

#### FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

#### VIEWING

Strictly by appointment only to be made through Graham + Sibbald.

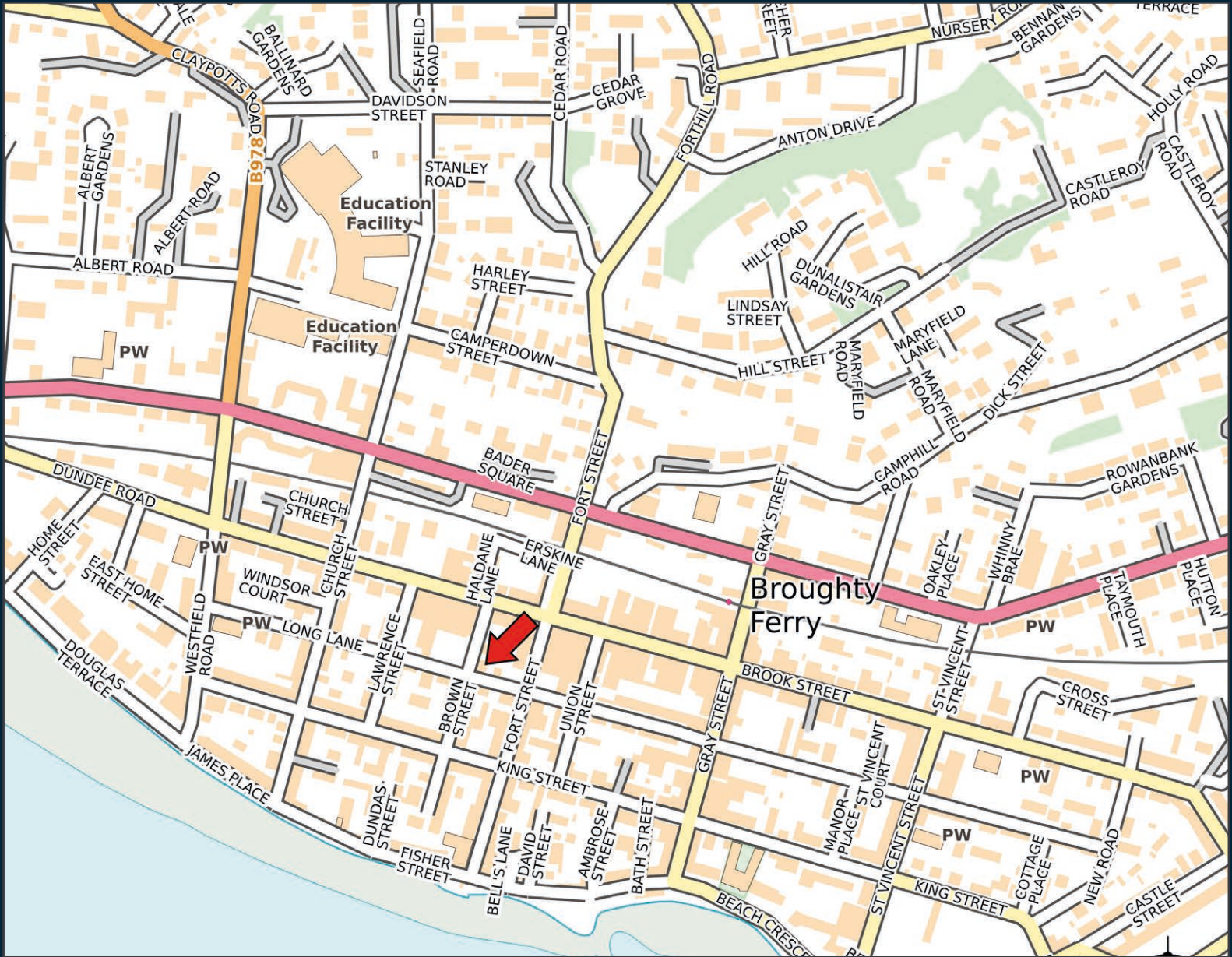
#### OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — LT@g-s.co.uk







For any queries or to arrange a viewing, please contact —



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