



64-66 NORTH LINDSAY STREET, DUNDEE, DD1 1PS

- CITY CENTRE BAR & FUNCTION ROOM
- WELL KNOWN AND ESTABLISHED LOCATION
- PROMINENT TRADING POSITION
- TOTAL AREA INCLUDING BEER CELLAR — 488.85 SQ.M/5,238 SQ.FT
- FOR SALE — OFFERS INVITED

On the instructions of

LOTUS
PROPERTY





LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

The subjects themselves are located on North Lindsay Street on its corner with South Ward Road. Nearby occupiers include the Hampton by Hilton Dundee City Centre, to the South West of the subjects and Lidl to the South. Other neighbouring occupiers include local and national takeaway operators and the Overgate Shopping Centre.

The subjects' location on North Lindsay Street is a well-known mixed-use and leisure area with good road access to and from Dundee city centre.

The approximate location is shown by the attached plan extract.

DESCRIPTION

The subjects comprise a ground and first floor public house contained within a three-storey building of traditional red brick construction. The subjects are accessed directly off North Lindsay Street via a pedestrian entrance door. At ground floor level the subjects offer a large Public Bar, WC's and a Beer Cellar. The First Floor provides an extensive function room with its own bar, kitchen, WC's and staff/office accommodation.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following floor areas:

Floor	Description	SQ M	SQ FT
Ground	Large Public Bar, WC's and Beer Cellar	161.05	1,733.5
First	Function Room, WC's, Kitchen and Staff	260.1	2,799
Total	Bar + Function Room	421.15	4,533

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll as follows.

Address	Description	Rateable Value
64-66 North Lindsay Street, DD1 1PS	Public Bar & Function Room	£17,500

The unified Business Rate 2020/2021 is 0.49.8p excluding water and sewage rates.

TERMS

The subjects are available For Sale. Further information in this regard is available from Sole Agents, Messrs. Graham + Sibbald.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2021