

FOR SALE/TO LET

BAR/RESTAURANT PREMISES

(Travelodge business unaffected)

18 Dundee Road | Perth | PH2 7AB



FOR SALE – Offers over £295,000
TO LET – Rental offers sought

- Great licensed opportunity.
- Bar, dining lounge and restaurant. Extensive commercial kitchens, stores and ancillary accommodation.
- Tiered beer garden to the front with picnic benches for 46 persons. Substantial car parking to the rear.
- Former 1st floor flat providing further ancillary accommodation with large meeting/function room.
- Desirable location with elevated views across Perth city. Located on a main through road on the outskirts of the city centre, next to the River Tay and A90 trunk road.

FANTASTIC LICENSED RESTAURANT OPPORTUNITY



Location

The premises are located on the outskirts of Perth city centre. The city of Perth has a population of approx. 48,000 persons. Perth is also the Administrative centre of the Perth and Kinross Council area which has a wider catchment population of approx. 155,000 persons within a 30-minute drive.

The premises are situated in an attractive, elevated, roadside setting, on Dundee Road, with great views over the River Tay and the city of Perth.

This is a first-class trading location, able to draw on many income generators within the immediate vicinity, including Perth core retail centre, Perth Concert Hall, Perth Museum and Art Gallery and The Black Watch Castle and Museum, all a short walk/drive away. Kinnoull Woodland Park is also located to the rear. The premises are also located in a generally affluent residential location with a good mix of quality housing in the immediate area. Further trade will also come from guests staying at the next-door Travelodge Perth Central, and the premises will capture passing trade off Dundee Road and the main A90 motorway, which connect Perth city centre to Dundee.

The premises provide an ideal setting for a licensed restaurant business.

Description

The subjects are formed within a two storey original stone constructed building, under a multi-pitched roof, clad in slate tiles. There is a large single storey extension to the front, plus two storey stone constructed projections to the rear.

The subjects are located on an elevated site with tiered beer garden to the front and car park to the rear.





Accommodation

| | Sq.Ft | M ² |
|----------|-------|----------------|
| Ground | 6,797 | 638 |
| First | 2,543 | 236 |
| Basement | 325 | 30 |

Ground Floor

Access

Entrance porch and corridor serving the front and rear. Significant car park to the rear with vehicle access off Manse Road.

Dining Areas

There are extensive dining areas, with a bar and separate lounge/dining area off the main entrance, which leads through to the restaurant area, which has areas to the front and side, with a raised family area to the rear.

Commercial Kitchen

Extensive kitchen areas, with a walk-in chill (not known to be operative).

Ancillary Accommodation

Staff room, shower room, laundry room and chemical storeroom.

First Floor

Ancillary Accommodation

Staircase walkway access from the car park to the former flat and office accommodation. Comprising large meeting/function room, former nursery room, domestic kitchen, former bedroom with bathroom off.

External

Beer Garden

South west facing tiered beer garden with timber picnic benches.

Car Park

Substantial car park to the rear, shared with Travelodge providing ample dedicated parking.



Services

The property is connected to all mains services, including gas, water, electricity and drainage. Heating is provided from a wet led radiator system, fuelled by a gas fired boiler, supplemented by heating/air conditioning units to the trading areas. The vendors do not warrant any services within the property.

Rateable Value

The premises are entered in the valuation role with a Rateable Value of £37,100, effective from 1st April 2023.

The Opportunity

The premises offer an excellent opportunity to create a bar/restaurant, adjacent to an existing Travelodge on a busy main thoroughfare. A purchaser will require to invest in refurbishing the property and our pricing reflects the refurbishment requirements.

Sale Price

The premises are on the market at Offers Over £295,000 (plus VAT if applicable), for the benefit of a client's heritable interest.

Lease Price & Rental

A long-term lease is available. Rental offers are invited for the benefit of a new lease.

EPC Rating

The premises has an EPC Rating - G. A copy of the Energy Performance Certificate is available on request.

Viewing - Strictly By Appointment

For further information or an appointment to view, please contact the Glasgow office on 0141 331 0650.

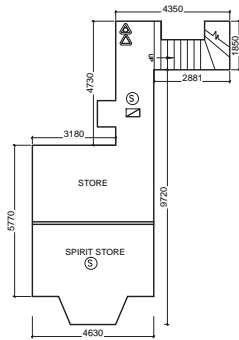
Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

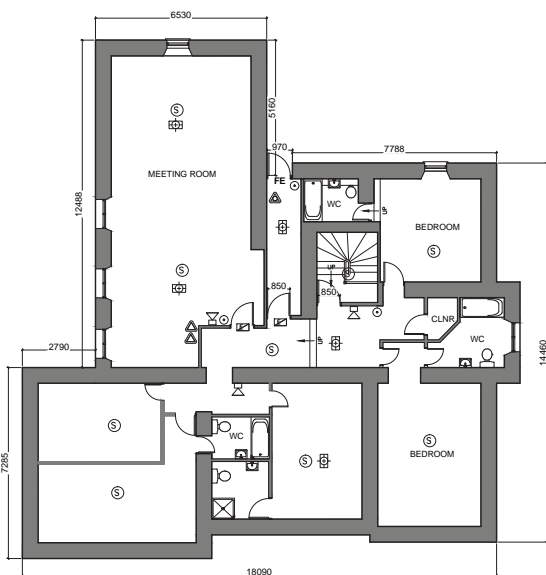


Floor Plans

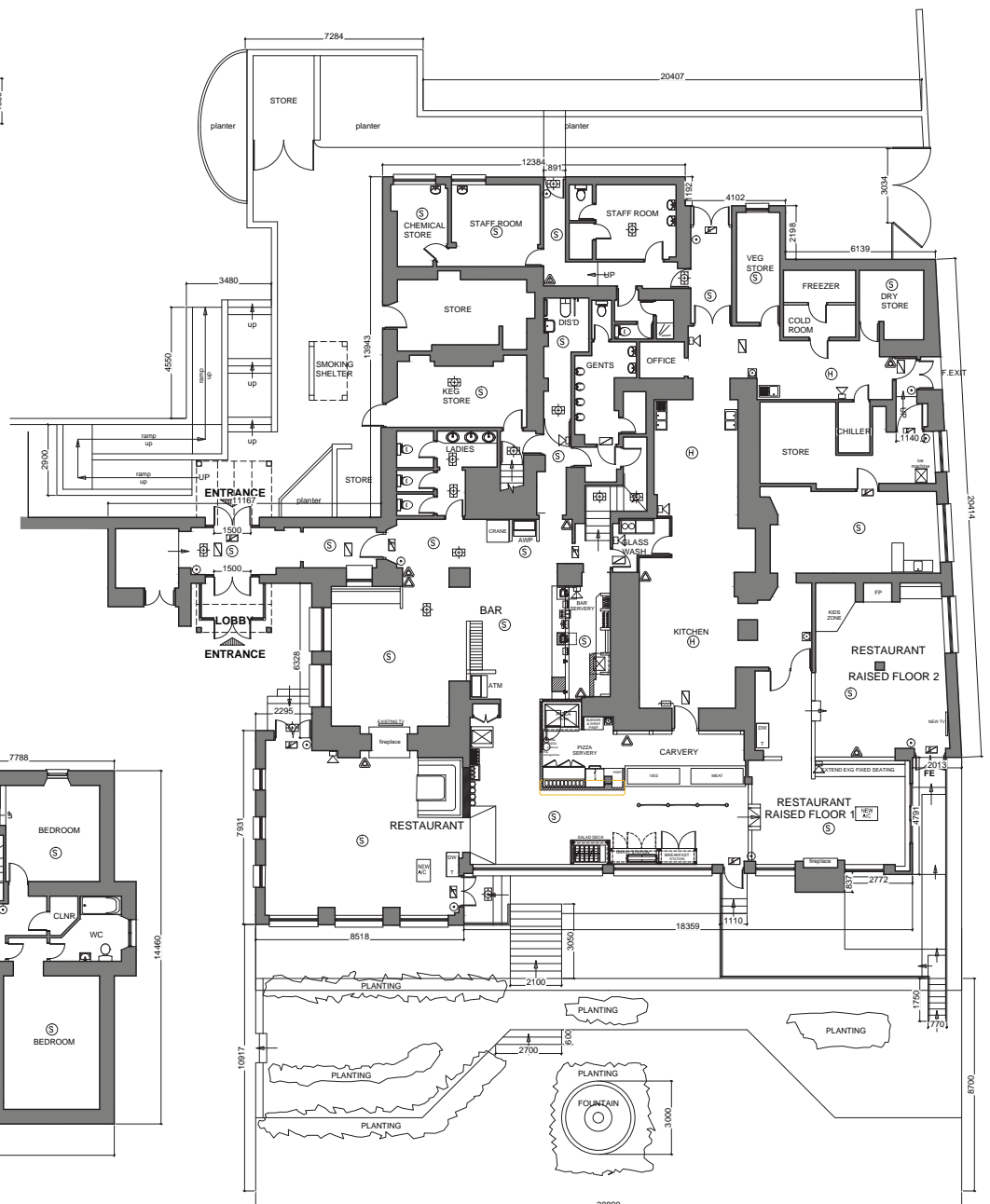
Not to scale



BASEMENT AS EXISTING



FIRST FLOOR AS EXISTING



GROUND FLOOR AS EXISTING

Viewing - Strictly by appointment

For an appointment to view, please contact:

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