

233 CLEPINGTON ROAD, DUNDEE, DD3 7UE



SUBSTANTIAL PUBLIC HOUSE & FUNCTION SUITE



- Rear Service Yard
- Licensed Premises
- 10,890sq ft
- Rent: o/o £30,000p.a.x
- Sale: o/o £275,000

LOCATION

The Ambassador lies 1.5 miles north of the city centre and 0.5 mile south of Kingsway (A90), 150m east of the roundabout with Old Glamis Road & Caird Avenue. Dundee lies on the north bank of the River Tay 25 miles east of Perth, is known as the City of Discovery and has a population of c. 148,300

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 city has its own Airport with daily flights to London (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The centre piece to the waterfront development is the V&A Dundee an International Centre for Design in Scotland, the first design museum built in the UK outside London. It is within walking distance away from both Dundee United & Dundee FC football stadiums.

PROPERTY

The property forms a corner situated traditional 2 storey rendered brick building with main pitched slated and side/rear flat roofs. The ground floor offers a public bar and lounge with customer toilets and detached cellar providing circa 548sqm (5,890sq ft) of space.

The first floor benefits from an internally linked function suite with ancillary areas providing circa 460sqm (4,960sq ft). The demise benefits from a rear palisade fenced secure tarmac surfaced yard used for servicing, parking & customer beer garden.

AREA

The property has been calculated to extend to the following internal area:

Ground: 548sqm (5,890sq ft)
 1st: 460sqm (4,960sq ft)
 Total: 1,008sqm (10,850sqm)

The site area is 0.244 acres/0.099 hectares or thereby

NAV/RV

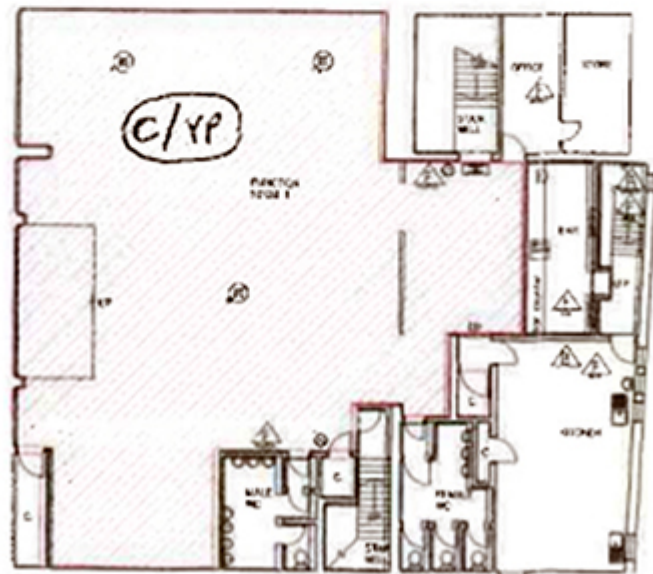
Public House: £11,500
 Function Suite: £6,600

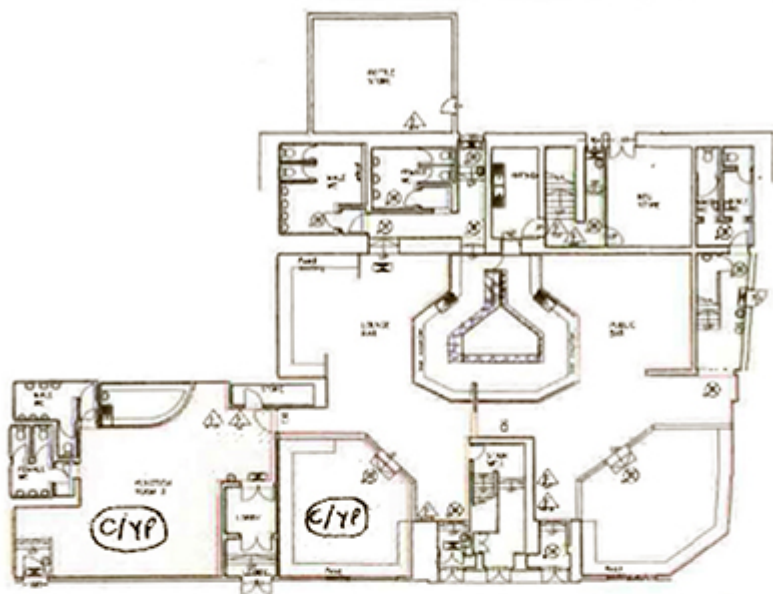
LICENCE

The Property has a Premises Licence issued by Dundee Licensing Board. On sales hours are 11am to midnight Sunday to Thursday and 11am to 1am Friday & Saturday. Off sales hours are 11am to 10pm.

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for offers over £30,000p.a.x





SALE

Our client would consider disposing of their freehold interest for offers over £275,000

V.A.T.

The property has been elected for V.A.T

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.