



## Bird & Bear / Abandon Ship

Ref: 5255009

2 Whitehall Crescent, Dundee, DD1 4AU

Leasehold: £160,000, Annual Rent: £42,000

City Centre Busy Bar & Restaurant

Unique Popular Concept

Trading Over Two Floors

Free of Tie / Annual Rent £42,000

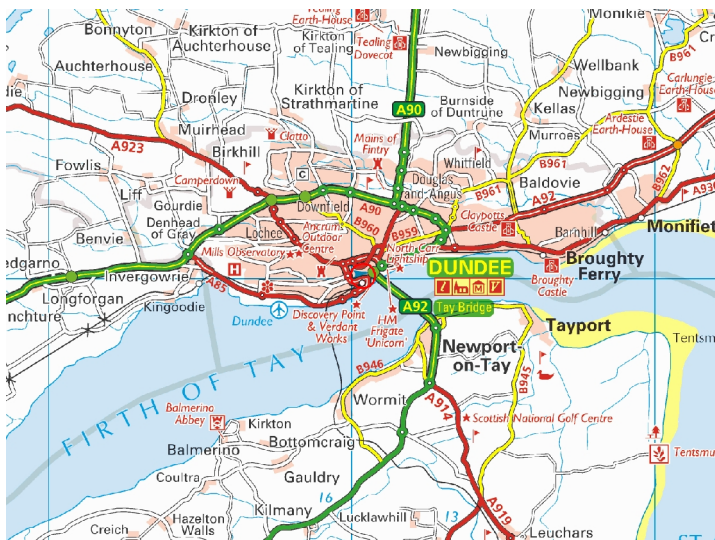
Fully Fitted Commercial Kitchen

EPC Rating C



Bird & Bear/Abandon Ship is a great opportunity to acquire a unique bar and restaurant situated in the busy town centre of Dundee.

Our clients are looking to exit the business to focus on other interests and we are seeking a new tenant with experience to continue the all ready established trade.



### Location

Dundee City Centre, nestled along the picturesque banks of the River Tay, is a lively hub that encapsulates the spirit of Scotland's fourth largest city. This compact and accessible downtown area offers a delightful blend of historic architecture and modern amenities. At its heart lies the Overgate and Wellgate shopping centres bustling with high street stores and boutiques, satisfying even the most discerning shoppers.

As day turns to night, Dundee City Centre transforms into a vibrant nightlife destination with numerous pubs, bars, and clubs welcoming locals and visitors alike. The city's warm and friendly atmosphere, combined with its historical significance and contemporary allure, make Dundee City Centre a must visit destination in Scotland.

Perth is located 27 miles to the south west and Aberdeen 68 miles to the north with St Andrews only a 30 minute drive to the south, via the Tay Bridge.

### The Opportunity

A very popular location within Dundee Town Centre providing a unique excellent opportunity for an owner operator to take over this established bar and restaurant. No capital expenditure is required, and the business is in turnkey condition.

### Fixtures & Fittings

All fixtures and fittings are included within the leasehold sale (excluding any personal items).





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## Regulatory

Premises Licence

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### Internal Details

#### Bird & Bear

The main bar area is covered with glossy green subway tiles, wooden and metal top tables with a mixture of upholstered loose and fixed seating, hanging bird cages, plenty of copper touches and an abundance of green plants which sit in the windows. The bar area can accommodate c.80 seated and standing. The copper bar top gives a very modern look with a back bar gantry hosting a range of wines and spirits and draught beer pumps.

Upstairs is the main eating area with a balcony overlooking the bar with a mixture of fixed upholstered seating, chairs and wooden tables that can accommodate c.40 seated.

Male & Female toilets are located to the rear of the main bar area.

#### Abandon Ship

With its own entrance located on Whitehall Crescent, this quirky themed bar is decorated to a high standard with a bespoke Mandala floor by Tom Gilmour and a host of custom built arcade machines. There is a mixture of upholstered bar stools and poseur tables, as well as fixed booth style seating that can accommodate c.60 seated. The main bar has draught beer taps with a gantry of spirits to create funky cocktails.

Male & Female toilets are located to the rear of the bar area.

The fully fitted commercial kitchen services Abandon Ship & The Bird & Bear.



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### Trading Hours

#### Bird & Bear

Sunday - Thursday  
12.00pm to 12.00am

Friday - Saturday  
12.00pm to 1.00am

#### Abandon Ship

Monday to Sunday  
5.00pm to 12.00am

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### Staff

TUPE – The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

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### Trading Information

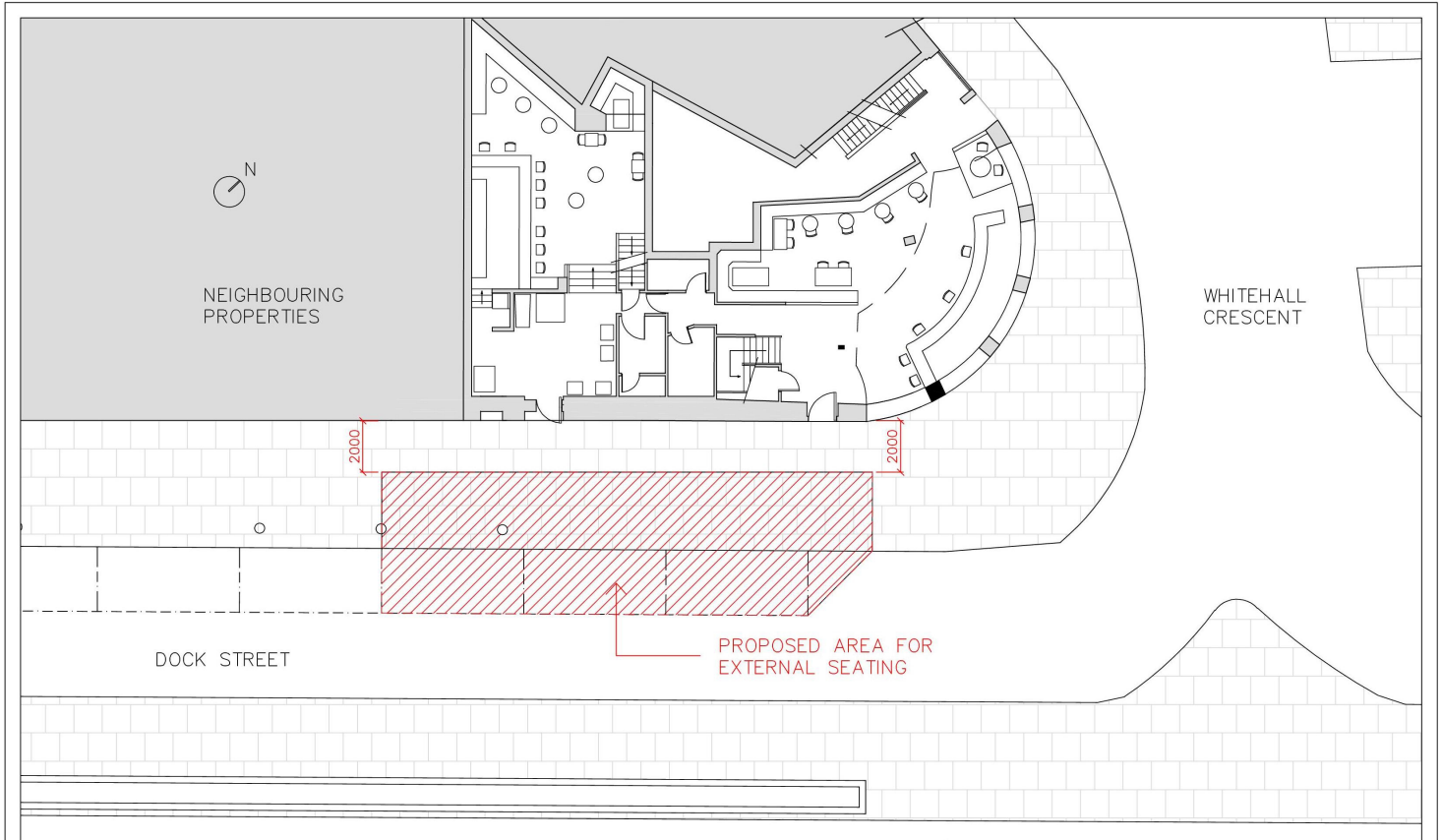
Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.



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### Business Rates

The Rateable Value as of 1 April 2023 is £26,200. Confirmation of actual rates payable can be obtained from the local Authority.



NEIGHBOURING PROPERTIES

WHITEHALL CRESCENT

DOCK STREET

PROPOSED AREA FOR EXTERNAL SEATING

Bird & Bear / Abandon Ship Bar  
Ground Floor Plan  
Scale – 1:200

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## 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 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.



For full information on Christie Insurance please call 03330 107189