



**ROSEMOUNT
TAVERNS
DISPOSAL**

Christie & Co is delighted to offer to market the rare and unique opportunity to acquire a business in Scotland on behalf of Rosemount Taverns.

AIRLIE ARMS

10 Dundonald Street, Dundee, DD3

7PW Asking price: OIRO: £120,000



AIRLIE ARMS

KEY INVESTMENT HIGHLIGHTS

- Current Annual Rent £10,000
- Rent review due December 2025
- Additional barrelage income

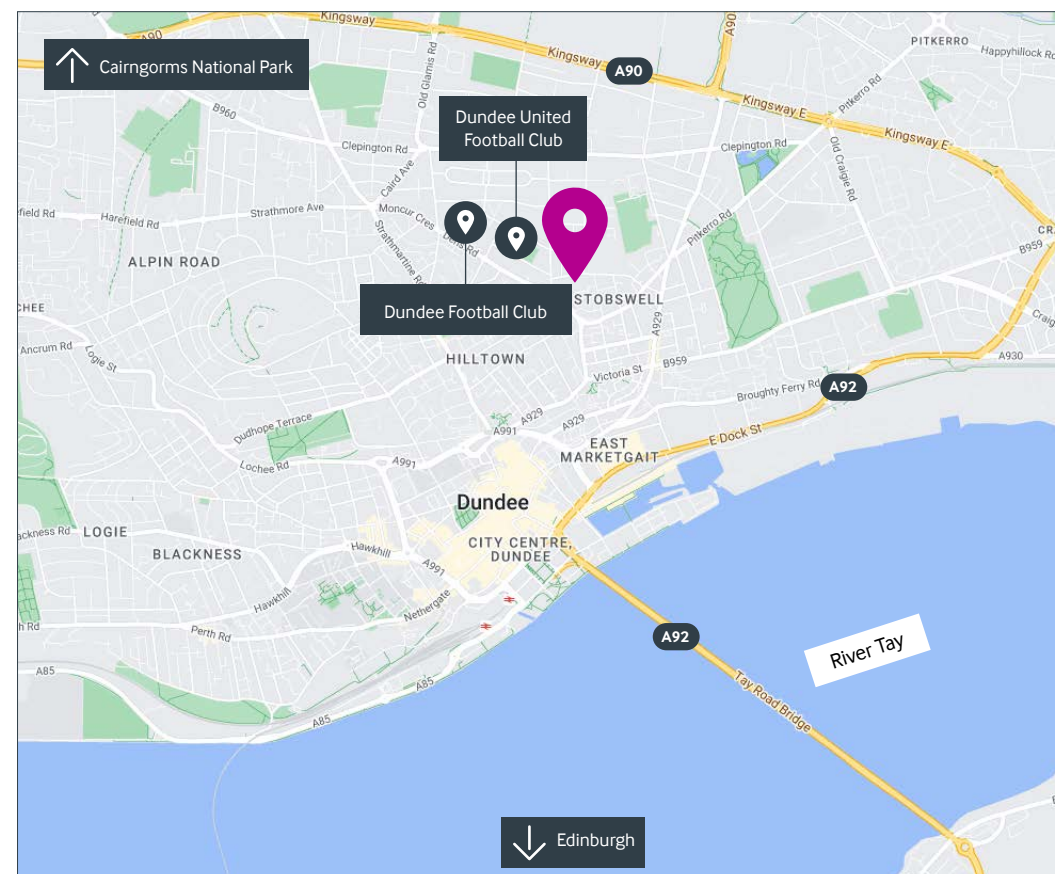
LOCATION

Located in Dundee, the property is in close proximity to two well supported football clubs, Dundee United and Dundee FC. This is a lively hub that encapsulates the spirit of Scotland's fourth largest city.

As day turns to night, Dundee 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 must visit destination in Scotland.

The Airlie Arms is situated on Dundonald Street, at its junction with Clepington, in a densely populated suburb of Dundee City Centre.

Recently refurbished, the welcoming community pub offers regular entertainment and attracting clientele of all ages.



VIEWING

No direct approach may be made to the business as staff are not able to discuss the sale. For an appointment to view, or for further information, please contact:

CONTACT

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CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. December 2023.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.