



Riverside Inn, Riverside Drive, Dundee, DD2 1UQ

- Unique Stand Alone Property With Car Park
- Manager Accommodation At Upper Floor
- Car Park with over 100 Spaces
- Future Development Potential
- Situated At Dundee Airport
- Fully Fitted Venues
- Premium Offers Invited For F&F
- Rent: o/o £120,000p.a.x.
- Sale: Offers Invited
- Ground Floor 9,450 sq ft (877.9 sq m)
- First Floor 1,500 sq ft (139.4 sq m)
- Total Site Area 3.05 Acres (1.23 ha)

LOCATION

The property is situated on a busy main thoroughfare leading into and from Dundee city centre, with an unparalleled view of Dundee Airport.

Dundee Airport acts as a major private air terminal for events in the Tayside area including major golfing events at St Andrews.

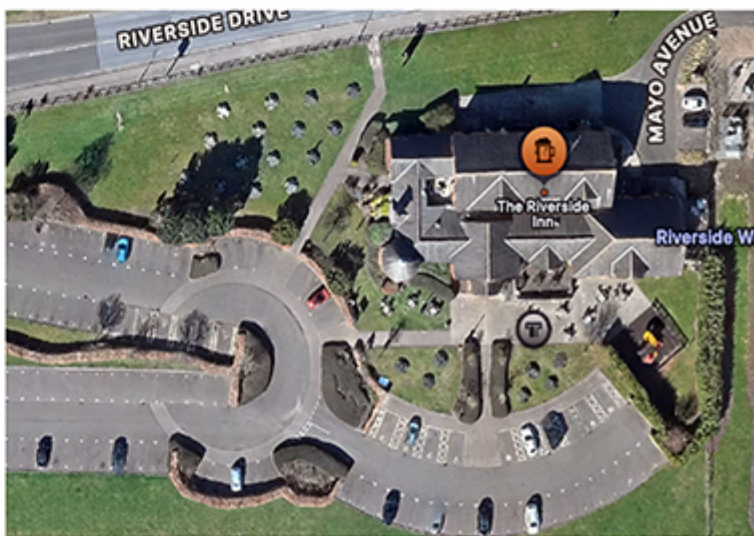
Dundee is located on the East coast of Scotland approximately mid-way between Aberdeen to the North and Edinburgh to the South with a resident population of approximately 155,000 and an extended catchment of 235,000. Dundee is Scotland's fourth largest city and is the regional centre for employment.

DESCRIPTION

Riverside Inn is a large, family-oriented pub and grill. It features an attached Wacky Warehouse soft play area for children, making it a popular spot for families, casual dining, and events. The premises is an ideal location for families and large groups with a large number of events & parties regularly hosting events there.

Refurbished in 2020 with refreshed interior and upgraded the kitchen facilities. The property is of steel portal construction with exterior cladding surmounted by a pitched roof. The benefits from its own private car park with in excess of 100 spaces.

The site may lend itself to subdivision alternatively further redevelopment with erection of other premises within the car park (subjective necessary necessary consents). The property benefits from manager / staff accommodation at upper floor.



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NAV/RV

£55,300

LICENCE

The property benefits from premises and on sales licence

RENT

The property is available on a new full repairing and insuring head lease for o/o £120,000p.a.x.

SALE

Our clients may consider disposing of their freehold interest, offers invited

V.A.T.

The transaction will be subject to V.A.T.

VIEWING

Available on request

LEGAL

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

ACCOMMODATION

Ground Floor: 9,450 sq ft (877.9 sq m)

First Floor: 1,500 sq ft (139.4 sq m)

Total Site Area: 3.05 acres (1.23 ha)

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

Property Misdescription 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.