

Greens of Dundee

93/99 Albert Street, Dundee, DD4 6PB



FOR SALE

£299,995 GOODWILL + SAV

High profile Dundee convenience store available with huge scope to develop for a 'hands-on' operator.

- Sales c.31k per week ex services
- 6,500 sq ft sale area with potential to extend
- Feature 'Beer Cave' and Iceland freezer section
- Rear car park (c10 cars) with dual access
- New Lease/may consider freehold

Summary

Price	£299,995 Goodwill + SAV
Business Rates	To Be Assessed
Legal Fees	Each party to bear their own costs
EPC Rating	G

Description

The property comprises a substantial ground floor convenience retail premises forming part of a larger mixed-use building, with the upper floor accommodation retained and occupied separately by the landlord. The subjects benefit from dual customer access points together with a dedicated rear customer car park providing accommodation for approximately 10 vehicles, supporting ease of access and customer convenience and deliveries.

Internally, the sales area extends to just over 6,500 sq ft and has been fitted out to a high standard throughout, providing a modern and well-presented retail environment. The store offers an extensive convenience retail provision incorporating wide aisle layouts, modern shelving, EPOS facilities and dedicated chilled and frozen food sections. A particular feature of the store is the purpose-built beer cave together with an extensive freezer area, enhancing the overall customer offer and broadening the store's food-to-go and frozen retail capability.

The business operates as a well-established convenience store serving both the immediate residential catchment and passing trade, benefitting from a strong local reputation and a comprehensive range of grocery, licensed, chilled and frozen products.

Location

The subjects occupy a prominent roadside position on Albert Street at the corner of McGill Street, approximately 1 mile north-east of Dundee city centre. Located within a densely populated mixed residential and commercial area of Dundee, the property benefits from strong frontage and visibility onto one of the city's principal arterial routes linking the city centre with the eastern suburbs. Nearby occupiers comprise a mix of local retailers, and food and beverage outlets, with the surrounding catchment providing a strong level of repeat local trade and passing vehicular traffic.

Trading Hours

7am to 10pm - 7 days

Trading Information

Management information to year-end Dec 2025 indicated sales excluding services of £1,605,828 or £30,881 on average per week. Departmental sales data and MI will be available only to seriously interested parties.

Lease Terms

A new 20 year FRI lease is available with a proposed starting rent of £65,000 per annum with regular rent reviews during the term.

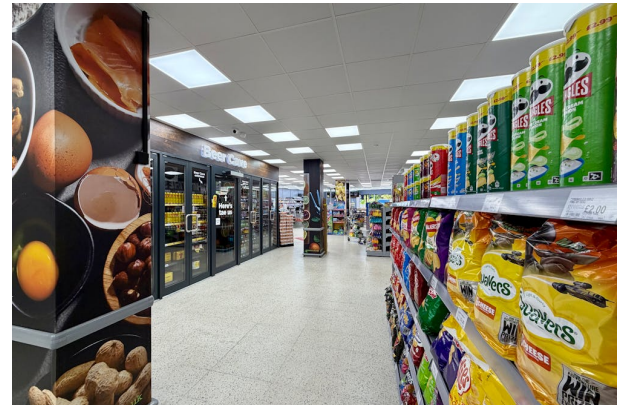
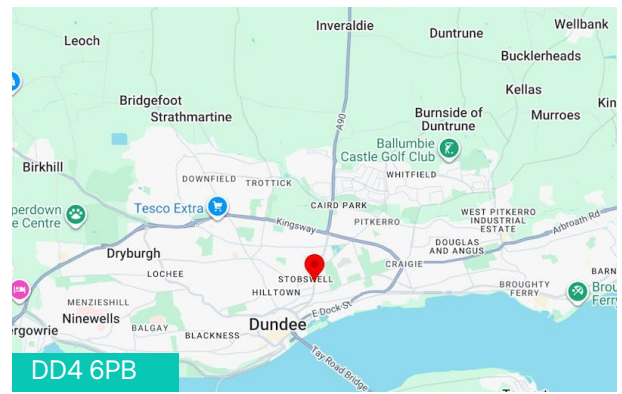
Price

An asking price of £299,995 plus stock at valuation is being sought for the leasehold going concern interest.

Our clients may consider offers now or in the future for the heritable property although all enquiries with the agent in the first instance.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide proof of identity, address and source of funds at an early stage of the transaction.



Viewing & Further Information



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