



## The Glass Pavilion

The Esplanade, Brought Ferry, DD5 2EP

- Attractive licensed restaurant in scenic setting
- Ample external seating area to the front and rear
- Well-proportioned commercial kitchen
- Service hatches to outside, beneficial for any future social distancing measures
- Popular area for dog walkers and families, ideal for a relaxed café business.
- Potential to create a well know business, with a large pool of customers.

## SITUATION

Broughty Ferry is an affluent suburb of Dundee, located approximately five miles east of the city centre – the resident population is in the region of 13,000 people. Dundee is Scotland's fourth largest city and Broughty Ferry is a popular commuter location, also benefiting from its own vibrant commercial centre.

The subject property is situated on the north side of The Esplanade a location which offers panoramic views of the Firth of Tay. The area is popular with walkers/dog walkers/daytrippers for the adjacent beach, harbour and boutique shops. It is well connected via train station and commuter bus routes, with ample free parking on street.

The location of the property is shown on the appended plan.

## THE PROPERTY

The subject property occupies a generously sized site with areas for outdoor seating to the front and rear of the property as well as a child's play area, dog kennels, small garage area and external refrigerated unit.

The property comprises of a single-story licensed restaurant of part brick, part glazed construction.

Internally the property is accessed via double glazed pedestrian access doors which open into an open plan café, seating and waiting area which can accommodate approximately 40 covers. This area benefits from air conditioning and heritable heating.

There is a small servery area which is supported by a tea prep, kitchenette area which also has its own access to the front via a window hatch, previously set up to serve ice-cream. There is a small cellarage area and two offices in the back of house.

Customers have access to Female, Male and Accessible WCs.

There is a well proportioned commercial kitchen which benefits from stainless steel preparation areas, a large stainless-steel extraction hood over 2 deep fat fryers, a grill and a 6-ring burner with ovens. There are supporting refrigeration units as well as a glass wash area, walk-in chiller and store.

## ACCOMMODATION SUMMARY

- External seating to the front and rear, with children's play area.
- Glazed seating area for approximately 40 covers.
- Male, Female and Accessible WCs.
- Small kitchenette with service window to outside
- Cellarage accommodation
- Office and Stores
- Commercial Kitchen with associated stores and walk in chillers(s).



## MEASUREMENTS

We estimate the subjects extend to a gross internal area of 181.16 sq m (1,950 sq ft).

## LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, gas, electricity and water are all connected to the property. The property also has the benefit of CCTV and an alarm system.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Performance Certificate will be provided upon request.

## RATES

We are advised that the rateable value is £49,900.

## TENURE

Leasehold interest.

## LEASE TERMS

The subjects are offered on the basis of a new lease agreement, the terms of which are open to negotiation. The proposed rental is £50,000 per annum and a regular review provision will be incorporated. A stepped rental incentive may be agreeable, in order to allow for growth of the business.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

## EXCLUSIONS

None.

## FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

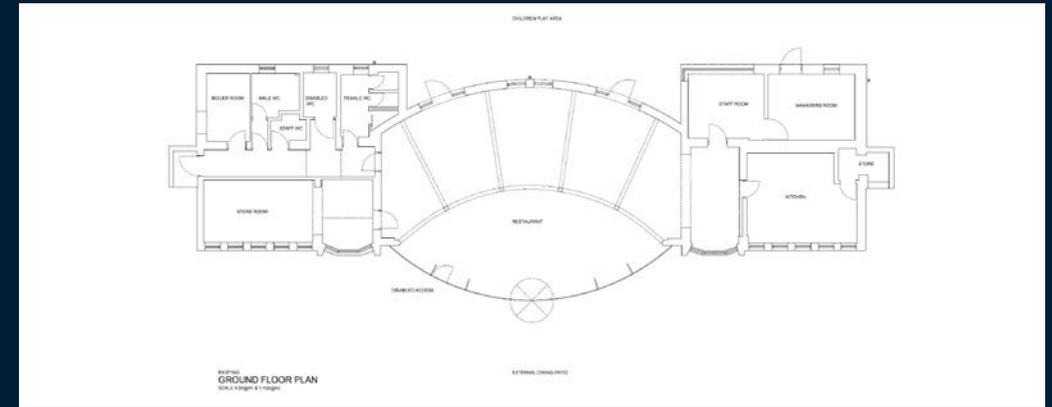
## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — LT@g-s.co.uk





For any queries or to arrange a viewing, please contact —



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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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