



WESTPORT  
PROPERTY  
CHARTERED SURVEYORS

## FOR SALE

### The Lyon Bar, 20 Erskine Street, Dundee, DD4 6RQ

**Leisure**  
**1,257 sq ft**

**PUBLIC HOUSE**

- EXCELLENT CORNER LOCATION
- CLOSE TO CITY'S TWO FOOTBALL STADIUMS
- EASILY MANAGED SINGLE BAR OPERATION
- IMMEDIATE ENTRY AVAILABLE
- PRICE - OFFERS IN EXCESS OF £80,000

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## Location

The subjects are located at the corner of Erskine Street and Lyon Street, a short distance off Albert Street, approximately half a mile north-east of Dundee city centre.

Albert Street is a busy arterial route leading from Dundee city centre to the north of the city.

This is a mixed residential and commercial area, densely populated with tenement style properties predominating and with a good mix of commercial units serving the local neighbourhood.

The city of Dundee is the fourth largest city in Scotland, with a resident population of approximately 150,000 and a regional catchment population estimated at 330,000.

## Description

The subjects comprise a ground floor Public House contained within a four storey corner building of stone construction under a pitched and slated roof. As we understand it the upper floors of the building are in use as private dwelling flats.

Internally the accommodation provides a single bar operation with a public bar area and male and female / disabled WC facilities at ground floor level, and a basement offers cellar and storage space.

The premises are in good condition throughout and there is seating for approximately 50 persons on a mixture of fixed seating and loose chairs and bar stools.

## Availability

We have measured the gross internal area of the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:-

| Floor  | sq m   | sq ft |
|--------|--------|-------|
| Ground | 116.86 | 1,257 |

## Terms

The premises are available for sale. The purchase price is to include all trade fixtures and fittings. Any stock will be additional and payable at date of entry.

## Legal Costs

Each party shall be responsible for their own legal costs in connection with this transaction with the tenant being responsible for any Land & Building Transaction Tax or VAT liability incurred thereon.

## Viewing

Strictly by appointment by the sole agents.

## Business Rates

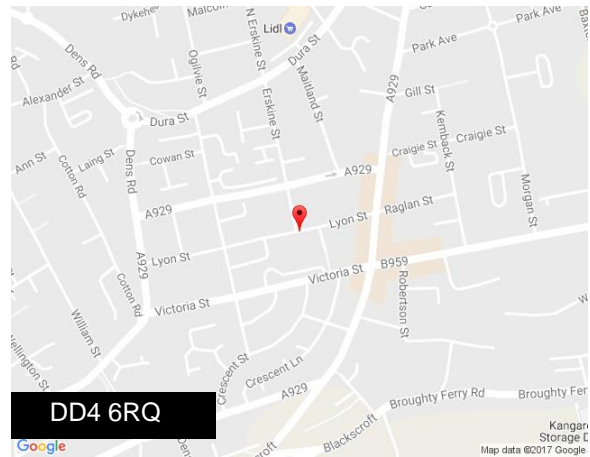
Rates Payable: £7,036.60 per annum  
(based upon Rateable Value: £15,100 and UBR: 46.6p)

## Freehold Price

£80,000 + VAT

## Energy Performance Rating

Available upon request.



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Date: 02/06/2017