



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
- OFFERS INVITED

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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	62.29	670
Basement	54.57	587
TOTAL	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

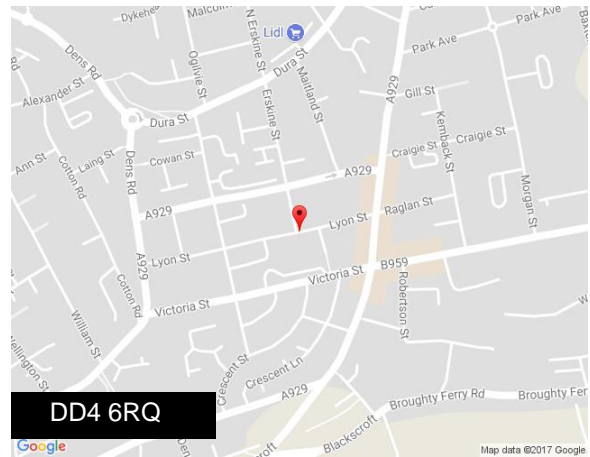
Rates Payable: £7,036.60 per annum
(based upon Rateable Value: £15,100 and UBR: 46.6p)

Freehold Price

Offers invited

Energy Performance Rating

Available upon request.



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Please read carefully: 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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only.
Date: 05/10/2017