

PROPERTY AND BUSINESS FOR SALE

HOT FOOD TAKEAWAY

CITY CENTRE LOCATION IN CLOSE
PROXIMITY TO HIGH SCHOOL OF
DUNDEE AND ABERTAY

UNIVERSITY

RECOGNISABLE PROPERTY AND
LONG-ESTABLISHED FAMILY
BUSINESS

FOR SALE AS AN OPERATIONAL
ENTITY TO INCLUDE PROPERTY
AND TRADING BUSINESS

WELL-ESTABLISHED PROFITABLE
BUSINESS

OFFERS OVER £150,000



VIDEO TOUR



WHAT 3 WORDS

BRODIES TAKEAWAY, 70 BELL STREET, DUNDEE, DD1 1HF

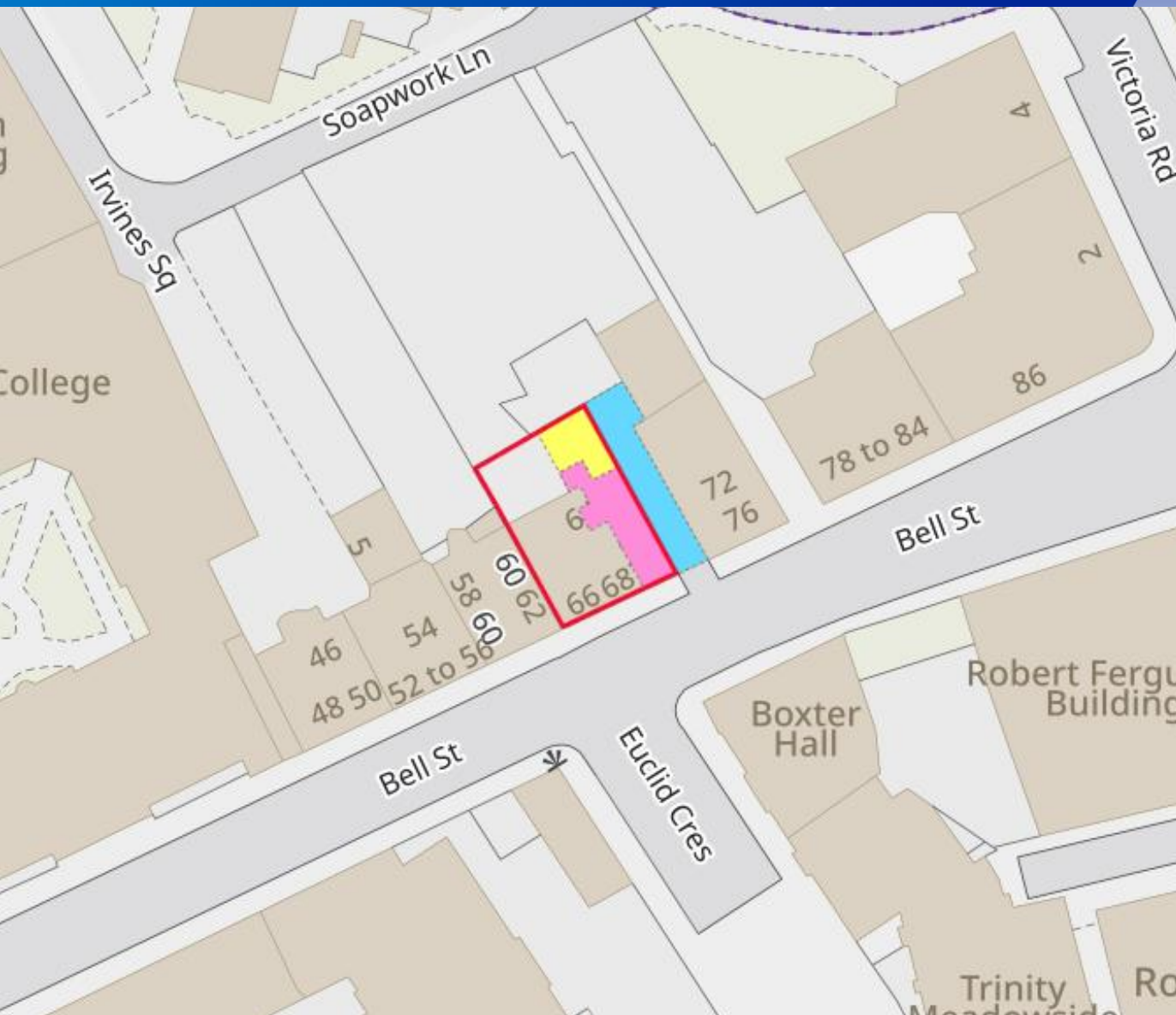
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Location

BRODIES TAKEAWAY, 70 BELL STREET, DUNDEE, DD1 1HF



LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 149,000 persons (National Records of Scotland **2020**).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The subjects are located on Bell Street in a prominent position. Bell Street is a traditional business location with an attractive listed street scape.

Bell Street is a major route with a pedestrian thoroughfare which leads to Dundee High School, Abertay University, McManus Gallery and Dundee City Centre.

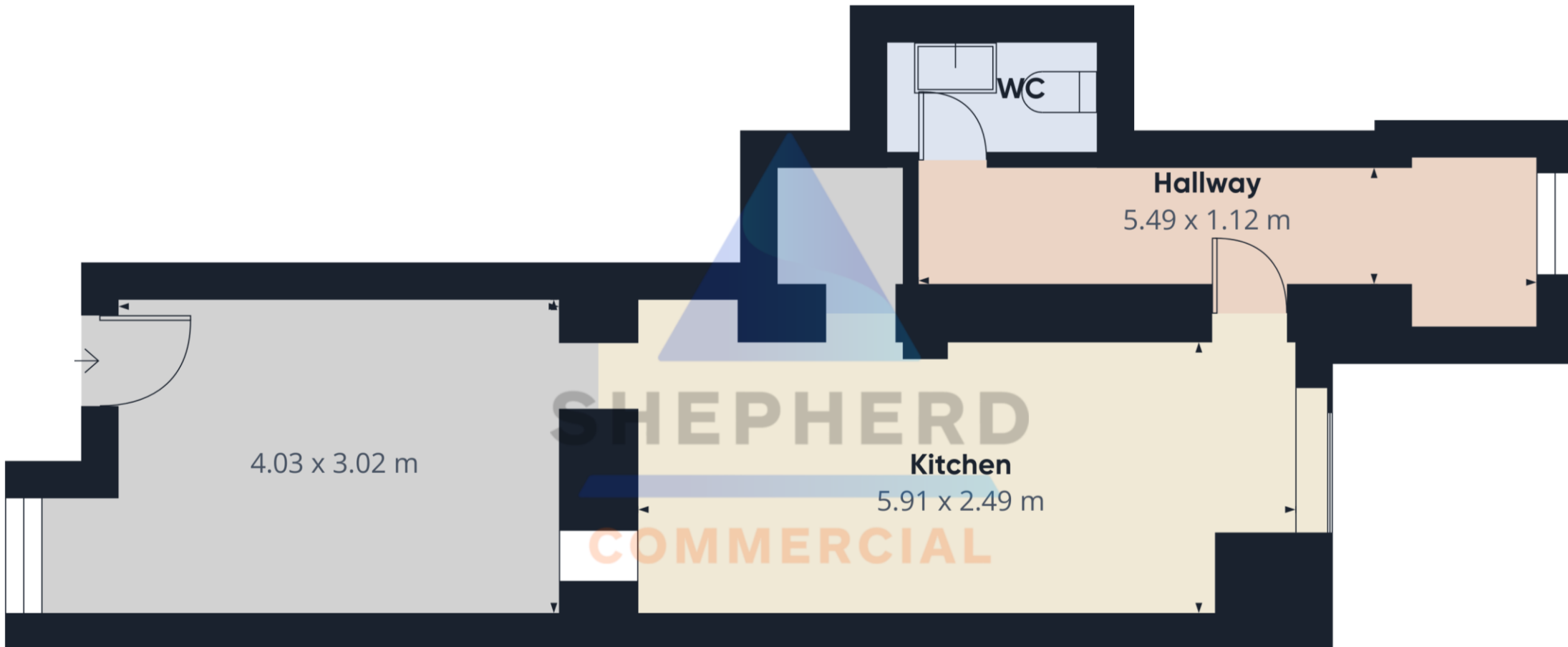


FIND ON GOOGLE MAPS



Ground Floor Plan

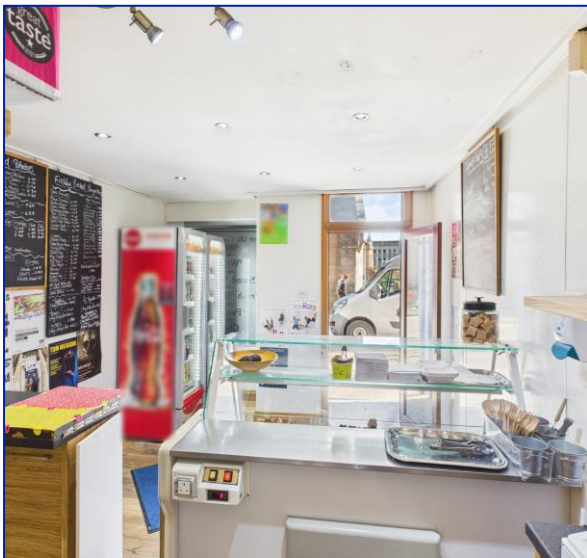
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Description

BRODIES TAKEAWAY, 70 BELL STREET, DUNDEE, DD1 1HF



DESCRIPTION

The subjects comprise a ground floor and basement takeaway forming part of a mid terraced 4 storey plus attic city centre building.

The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate.

The subjects have been refurbished to provide a modern finish with takeaway counter, kitchen and staff WC to the rear.

There is separate storage area in the basement.

ACCOMMODATION

	m ²	ft ²
GROUND	39.36	424
TOTAL	39.36	424

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



RATEABLE VALUE

The subjects have been assessed for rating purposes and are entered into the Valuation Roll at:

RV - £5,600

The Unified Business Rate for 2025/2026 is 49.8p for properties with a Rateable Value up to £51,000.

Qualifying occupiers will be in a position to claim Small Business Rates Relief under current legislation.

BUSINESS

Brodies is a long-established family-owned takeaway business.

Entering its 21st year of trading the accounts of the business reflect a well-established profitable operation.

Financial information is available to genuinely interested parties.

SALE PRICE

The clients wish to arrange a sale of the property with the benefit of the ongoing business as an operational entity.

Offers over £150,000 are invited.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VAT

No VAT payable.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and Registration Dues thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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