

TO LET / MAY SELL

PUBLIC HOUSE / RESTAURANT

UNIQUE STAND ALONE PROPERTY
WITH CAR PARK ON SITE EXTENDING
TO 4.4 ACRES

MANAGER ACCOMMODATION ON
UPPER FLOOR

FUTURE DEVELOPMENT POTENTIAL

GF – 9,619 SQ FT / IF – 3,250 SQ FT

RENTAL OFFERS OVER
£120,000 PER ANNUM



VIDEO TOUR



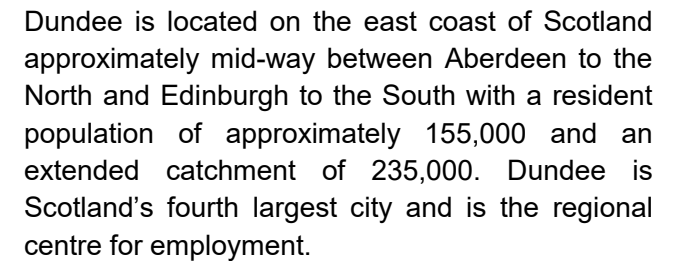
WHAT 3 WORDS



RIVERSIDE INN, RIVERSIDE DRIVE, DUNDEE, DD2 1UH

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The Riverside Inn occupies a prominent and accessible position on Riverside Drive, approximately 10 minutes west of Dundee City Centre. The property is situated adjacent to Dundee Airport and close to the River Tay, with excellent access to Riverside Avenue (A85), Perth Road and the wider Dundee road network.

The surrounding area includes a mixture of commercial, leisure, educational and open-space uses, including Dundee Airport, the University of Dundee Botanic Garden and Riverside Nature Park.

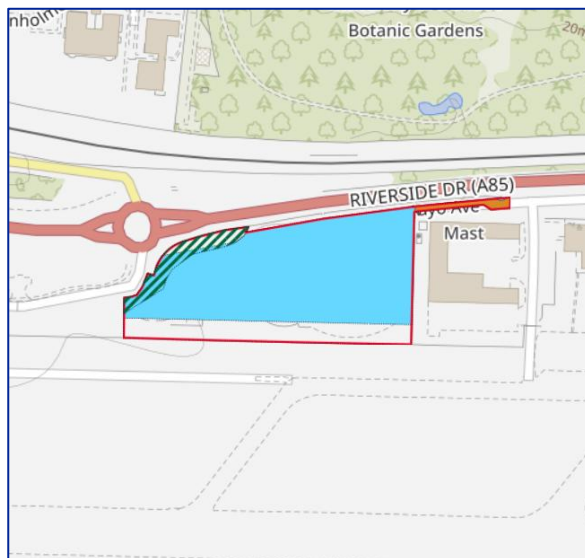
McDonalds have submitted an application for a Drive Thru on the adjacent site along with 3 EV charging bays.

Description



Description

RIVERSIDE INN, RIVERSIDE DRIVE, DUNDEE, DD2 1UH



The Riverside Inn comprises a substantial detached public house and restaurant occupying a prominent and accessible site extending to 4.4 acres on Riverside Drive, Dundee. The property provides extensive bar and restaurant accommodation together with ancillary kitchen, storage and staff facilities and function space.

Externally, the property benefits from extensive customer parking and attractive outdoor amenity areas incorporating a beer garden and children's play facilities. The property is well established as a family-oriented leisure and dining destination and benefits from its prominent position within the Riverside area of Dundee.

CAR PARKING

On site 100 plus space customer car park.

ACCOMMODATION

	m ²	ft ²
Ground	893.66	9,619
First	301.93	3,250
Total	1,196	12,869

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



RENT

Our client is seeking rental offers over £120,000 per annum on a new Full Repairing and Insuring head lease basis.

SALE

Our client may consider disposing of their freehold interest.

Offers Invited.

LICENCE

The property benefits from premises and on sales licence.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value – £55,300

The unified business rate for 2026 / 2027 is 53.5p.

ENERGY PERFORMANCE RATING

Rating – D

ALTERNATIVE USES

The property offers potential for a range of alternative uses, subject to obtaining the necessary planning consents and statutory approvals. Given the size of the existing building, generous car parking, external amenity areas and prominent position, potential uses could include restaurant / food-led leisure, hotel or serviced accommodation, care-related uses, childcare, leisure and entertainment or residential conversion / redevelopment.

VAT

The transaction will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT 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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