TO LET / MAY CONSIDER SALE

Established Business, With Breathtaking Views Over the River Tay

GRAHAM SIBBALD

The View Restaurant

Naughton Road, Wormit, Newport on Tay, DD6 8NE

Rent £35,000 PA / Premium £75,000

Offers in the region of £425,000 - Freehold

Find out more at **www.g-s.co.uk**

- **Prime Location, Close to Dundee & St Andrews With Breathtaking Views**
- **Established Business Run By a Dedicated Family**
- **Walk in Condition With Room For Expansion**
- **Large Private Car Park & Beer Garden**

INTRODUCTION

The View is a picturesque restaurant nestled in the village of Wormit, right along the banks of the River Tay. From its vantage point, guests enjoy sweeping views of the Tay River and the iconic railway bridges, creating a serene backdrop for dining. The restaurant is presently run by the friendly husband-and-wife team who have owned and built the business over the last 15 years.

They serve fresh, seasonal Scottish cuisine in a modern, relaxed setting. With a dedicated private car park and inviting beer gardens, it's a perfect spot for a leisurely meal or a special occasion. Wormit is just a short 5 miles away from Dundee, and just 9 miles from St. Andrews making it a hidden gem for locals and visitors alike.

After 40 years in the trade our clients are looking for a change of lifestyle and wish to lease or sell their business.

THE PROPERTY

The view restaurant is situated on the main road through Wormit. With elevated views over the River Tay, the property comprises a large restaurant area with approximately 65 covers and bar servery, fully fitted kitchen, beer gardens to front and rear along with a large private car park.

In addition, the property has a large, floored attic space which could possibly be converted to an owner flat or letting accommodation. Our clients have Architects Drawings and Positive Retrospective Planning for the Attic Space which can be shared with interested parties if required

TRADE

The business shows good profits and accounts can be made available to interested parties after viewing.

STAFF

A Staff list can be made available after viewing. All staff are subject to TUPE.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Entrance Vestibule
- Main Restaurant (65) with bar servery
- WCs

Service Areas

- Walk In Fridge
- Small Commercial Kitchen
- Large Attic Area
- Cleaning Cupboard with storage
- Utility room with storage

Outside

- Front Decking area (20)
- Rear Beer Garden (Approximately 14 Covers)
- Large Car Park (Approximately 20 Spaces)
- Heated shelter (10)

LICENCE

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

SERVICES

Mains water, electricity & gas.

ENERGY PERFORMANCE CERTIFICATE

TBC

RATEABLE VALUE

Rateable Value - £14,600 (Effective 1st April 2026)

TENURE

Leasehold OR Heritable (Freehold)/Outright Ownership)

Kenmore
Dunkeld
Coupar Angus
Arbroath
DUNDEE CITY
Dundee
Monifieth
Carnoustie
Invergowrie
Tay Rd Bridge
Newport-on-Tay
Tyndrum
Killin
Luncarty
Scone
Perth
Lochearnhead
LOCH LOMOND & THE TROSSACHS
STIRLING
Crieff
Muthill
Balmullo
Leuchars
St Andrews Bay
St Andrews
Newburgh
Auchtermuchty
Cupar
Auchterarder
Callander
Ladybank
FIFE
Fife Ness
Crail
Falkland
Pittenweem
Anstruther
Doune
CLACKMANNANSHIRE
Glenrothes
Dunblane
Kinross
Leven
Elie
Aberfoyle
Thornhill
Dollar
Alva
Buckhaven
Isle of May
Kelty
Alloa
Cowdenbeath
Kirkcaldy
Drymen
Balfron
Stirling
EAST DUNBARTONSHIRE
Dunfermline
FIRTH OF FORTH
North Berwick
Kinghorn
Burntisland
Gullane
Aberlady
Whitekirk
Grangemouth
Denny
Strathblane
Kilsyth
Bo'ness
Rosyth
Forth Crossing
Alexandria
Falkirk
EDINBURGH
Dumbarton
Linlithgow
Musselburgh
East Linton
Milngavie
FALKIRK
Cumbernauld
Livingston
Bathgate
Tranent
Haddington
Armadale
Gifford
Airdrie
Whitburn
Currie
Dalkeith
EAST LOTHIAN
Johnstone
Paisley
Loanhead
MIDLOTHIAN
Gorebridge
Barrhead
GLASGOW
WEST LOTHIAN
Penicuik
Motherwell
Beith
Forth
Carluke
Oxton
Lammermuir Hills
25 km
50 km
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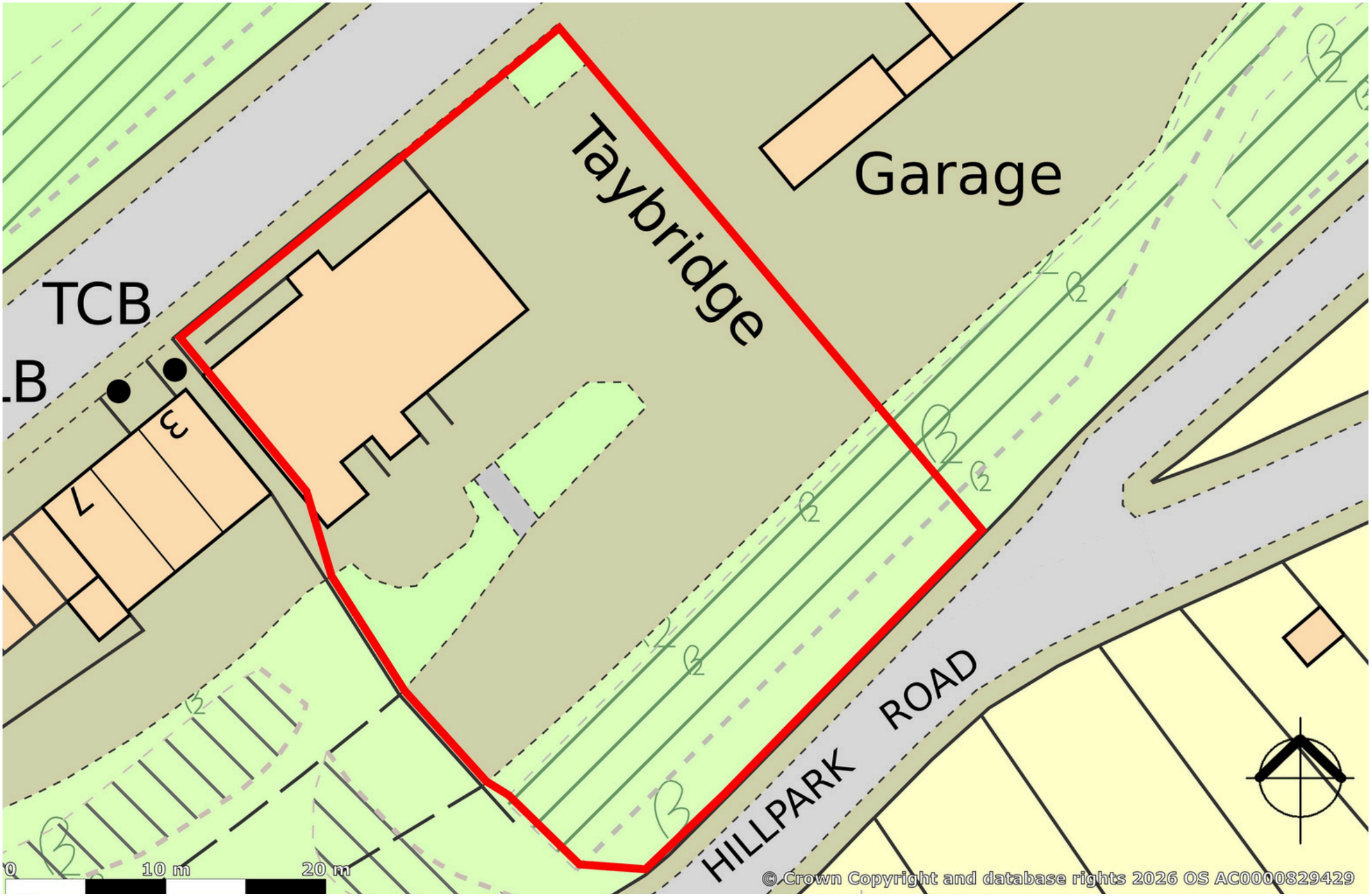
Taybridge
Garage
TCB
LB
HILLPARK ROAD
10 m
20 m
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RENT/PRICE

Leasehold

For Rent £35,000 per annum
Premium £75,000

Heritable (Freehold)

Offers in the region of £425,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, being sold complete as a going concern. Stock in trade will be sold separately at valuation on the completion date of the sale.

LEASE TERMS

A new full repairing and insuring lease is offered with the remaining terms up for negotiation.

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.

ANTI-MONEY LAUNDERING (AML)

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.

VIEWING ARRANGEMENTS

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
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:

Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203

Katie Tait
Associate
katie.tait@g-s.co.uk
07500 423 941

GRAHAM SIBBALD

1. These particulars are intended as a 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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **June 2026**

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