FOR SALE

Hotel + Leisure

GRAHAM SIBBALD



The Ship Inn and Waterfront Restaurant

121 Fisher Street, Broughty Ferry, DD5 2BR

Offers Over £1,250,000 for the Heritable Interest

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

- **Stunning traditional Waterfront Public House and Restaurant**
- **Lounge Bar (80 Covers)**
- **Restaurant (36 Covers)**
- **Highly Profitable business from a £1m turnover**



INTRODUCTION

Located in heart of Broughty Ferry, the Ship inn enjoys a prime location within walking distance of stunning sandy beaches, historic landmarks and a lively town centre. Visitors can explore the imposing Broughty Castle, a 15th-Century fortress overlooking the River Tay, or take a leisurely stroll along the newly refurbished bustling promenade, where a multitude of shops, cafes, and restaurants await.

The local area boasts a population of approximately 13,000 residents, creating a vibrant and welcoming atmosphere. Broughty Ferry has long been a popular destination for tourists, attracting thousands of visitors each year with it's close proximity to Dundee, a thriving city known for it's world-class museums and cultural events. Further enhances it's appeal.

As you step inside the Ship Inn, you'll be greeted by a cosy and inviting atmosphere the property exudes traditional Scottish Charm, with it's rustic decor, exposed wooden beams and a roaring fireplace that provides a warm welcome during the colder months.

The business has a very strong location reputation and is very well supported throughout the week. The menu is well priced with a small range of starters, mains and desserts, ensuring that all items can be freshly prepared to order. The Restaurant has an exceptional profit on Tripadvisor with over 84%of all reviews being excellent or very good.

THE PROPERTY

The property is that of a traditional stone constructed public house with accommodation over two principal floors under a pitched slate covered roof. The exterior is very well maintained with a white harling, and a timber framed display window at the front. There is a small outside seating area for around 15 covers.

ACCOMMODATION SUMMARY

Public Areas

- Lounge Bar - 80 Covers
- Waterfront Restaurant - 36 covers
- Ladies and Gents WCs

Service Areas

- Commercial Kitchen
- Stores
- Beer Cellar

TRADE

The turnover of the business is £1,170,000 per annum

Accounts and further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of Staff.

LICENCE

Premises Licence under the licensing (Scotland) Act 2005

WEBSITE/RATINGS

Ship Inn Broughty Ferry (theshipinn-broughtyferry.co.uk)

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. CCTV and Burglar Alarma are installed. There is a zonal fire alarm system.









ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "G"

RATEABLE VALUE/COUNCIL TAX

Ship inn - Rateable Value is £55,000 (01/04/2026)

FIXTURES AND FITTINGS

All commercial fixtures and fittings are included in the sale and are assumed to be in working condition. No warranties will be offered in this regard.

TENURE

Heritable Interest (Scottish equivalent of Freehold)

PRICE

Offers over £1,250,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

EXCLUSIONS

Some personal effects of the owners.

FINANCE/BUSINESS MORTGAGES

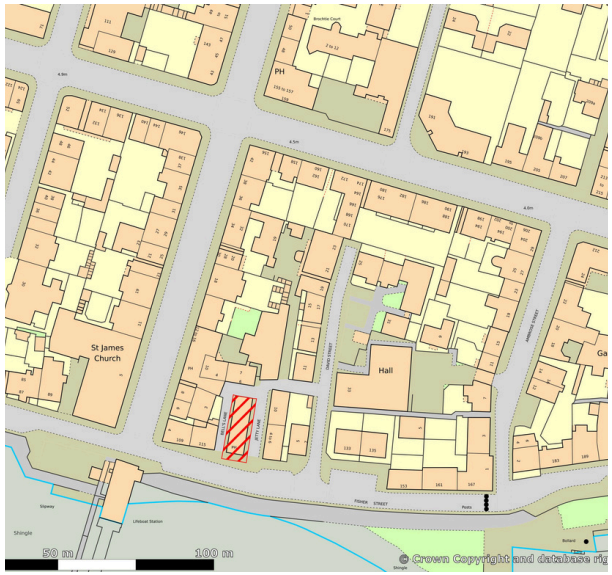
Graham + Sibbald are in regular contact with the specialists incolved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appoinement only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

PLANNING PERMISSIONS

The vendor has now obtained planning consent for a new awning over the external seating area. The illiustrated photo shows the look of the new covered seating areas.







ANTI-MONEY LAUNDERING (AML) Process

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as proeprty agents facilitating transactions. We are obliged to undertake AML due diligence for both lurchasers and vendors (our client) involved in a transaction. As such personal and or detailed financial and corporate information will be required before any transactions can conclude.

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 & Business Agent
Martin.sutherland@g-s.co.uk
07768 704 203

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: **July 2026**

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