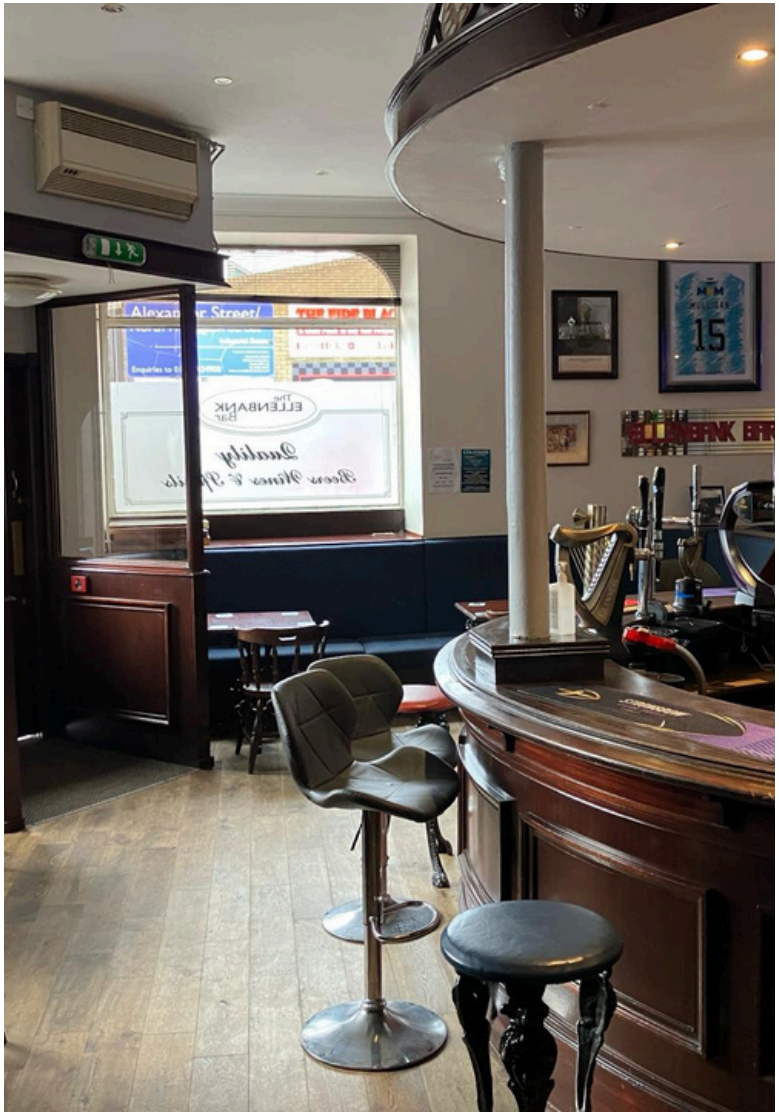
FOR SALE
Traditional Pub in Dundee City Centre

GRAHAM SIBBALD





The Ellenbank Bar
128 Alexander Street, Dundee, DD3 7DE
Offers in the Region of £150,000 – Freehold

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

- **Traditional Locals Bar**
- **Public Bar and Lounge Bar / Function Room**
- **Kitchen Area**
- **Operated Under the Same Owners for the Past 30 Years**



INTRODUCTION

The Ellenbank is located on Alexander Street, just off Dundee City Centre.

The pub is surrounded by a mixture of residential and commercial properties.

The property has been under the same ownership for over 30 years. The current owners are now retiring from the trade after 44 years and the property is now let to a tenant who has operated the business for the past 5 years. The tenant has a further 5 years to run on the lease, however, would be happy to terminate the lease should someone want vacant possession. The current passing rent is £400 per week. The lease is tied to draft beers and the landlord has additional income from the beer tie.

THE PROPERTY

The property is located on the ground floor of a traditional sandstone building.

The Ellenbank comprises public bar, lounge bar/function room, kitchen and toilets. A cellar is located in the basement.





TRADE
As the business is rented, no trading information is available.

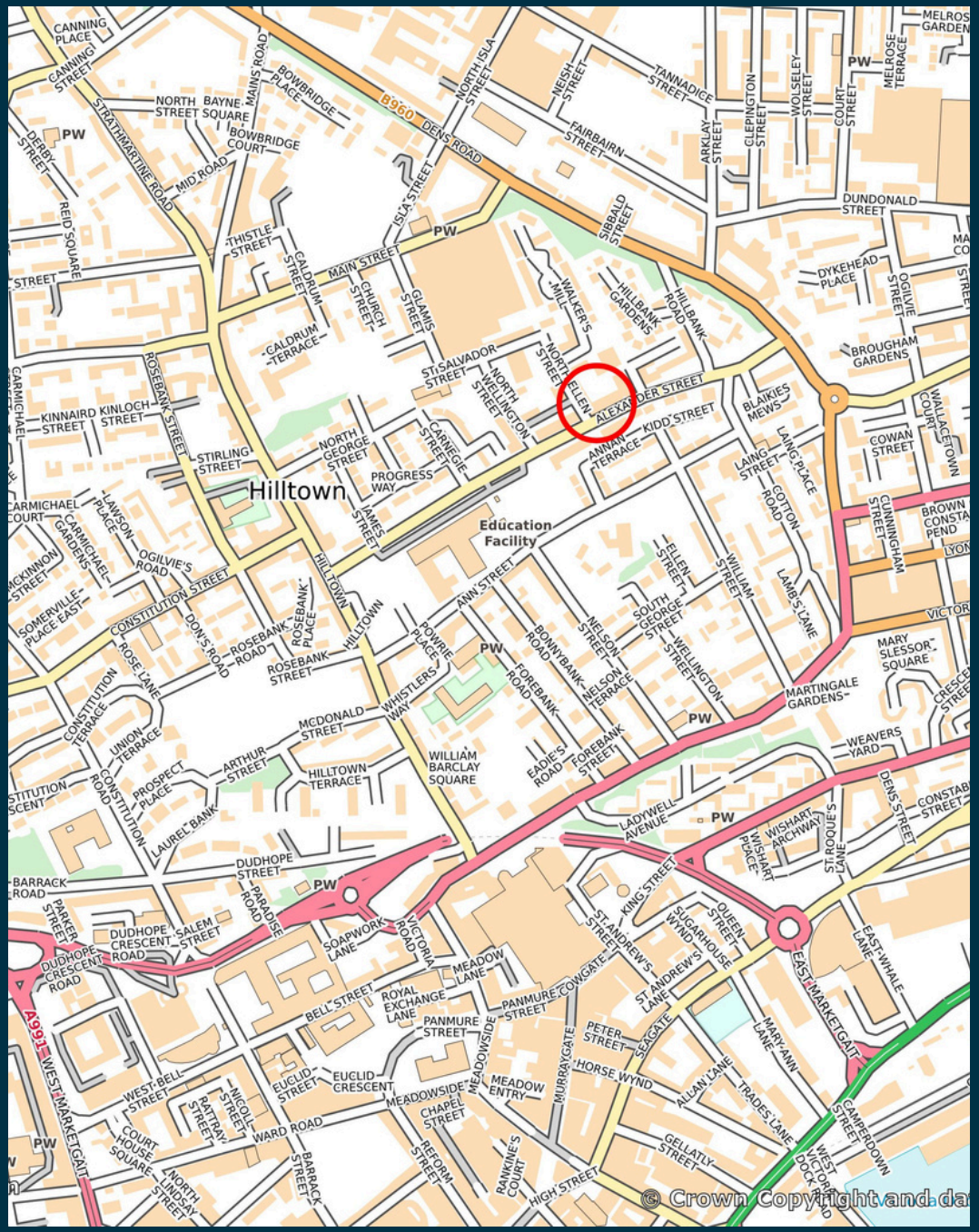
STAFF
TUPE regulations will apply to all members of staff.

LICENCE
The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES
Mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE
EPC certificates will be shared with interested parties.

RATEABLE VALUE
The Rateable Value is £7,500 (effective date April 2026).



TENURE
The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

PRICE
Offers in the region of £150,000 are being sought for the freehold in the property.

EXCLUSIONS
There are no exclusions in the sale.

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.

VIEWING
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, 233 St Vincent Street, Glasgow, G2 5QY

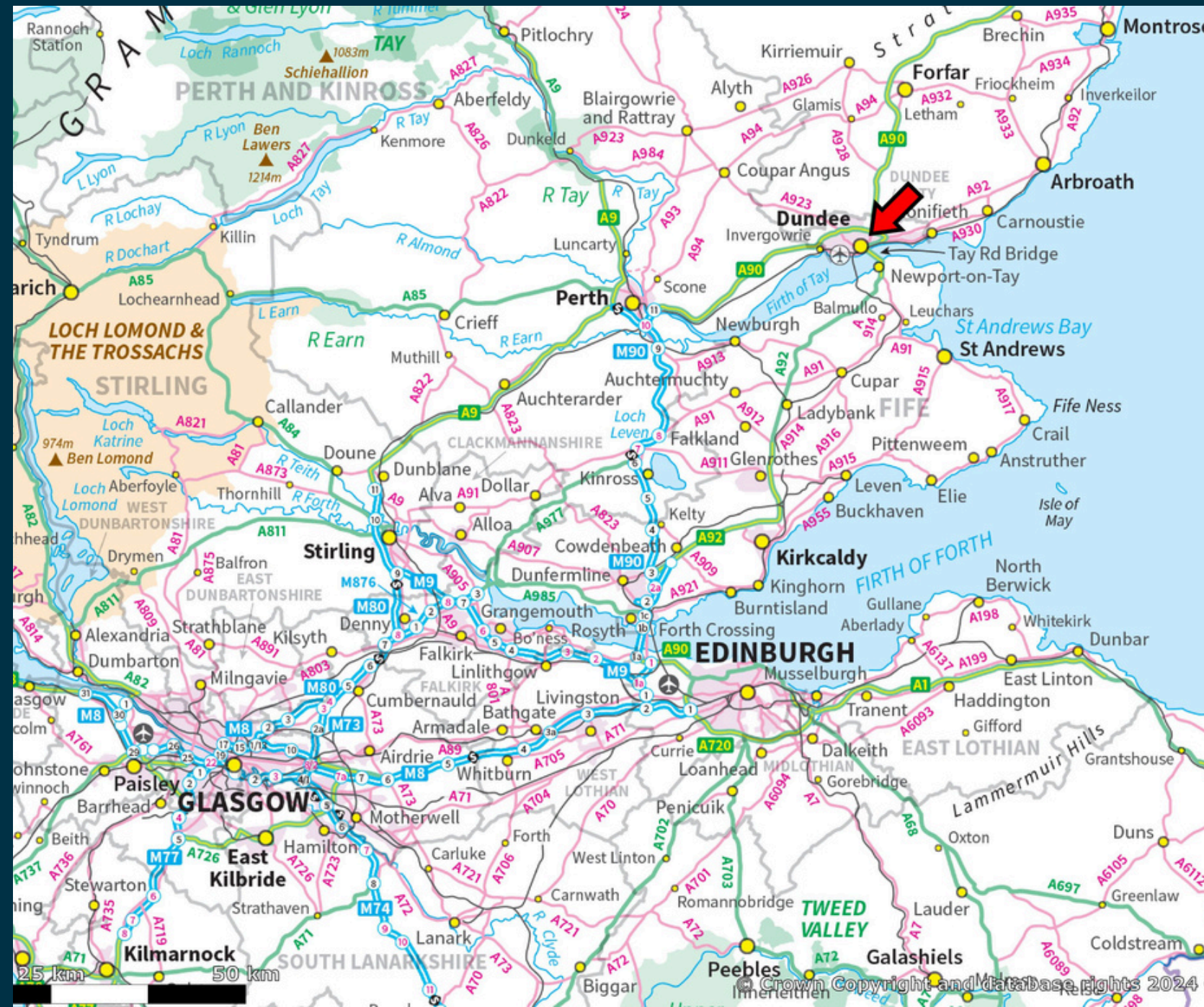
To arrange a viewing please contact:



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



Katie Tait
Associate - Hotel & Leisure
Katie.tait@g-s.co.uk
07795 518 627



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.

5. A list of Partners can be obtained from any of our offices.

Date published: **June 2026**

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.