FOR SALE

HOT FOOD TAKEAWAY INVESTMENT

RENTAL INCOME OF £17,160 PA UNTIL JAN 2037

RENT REVIEW DUE JAN 2027

NIA: 98 M^2 (1,054 FT^2)

OFFERS OVER £225,000

VIDEO TOUR

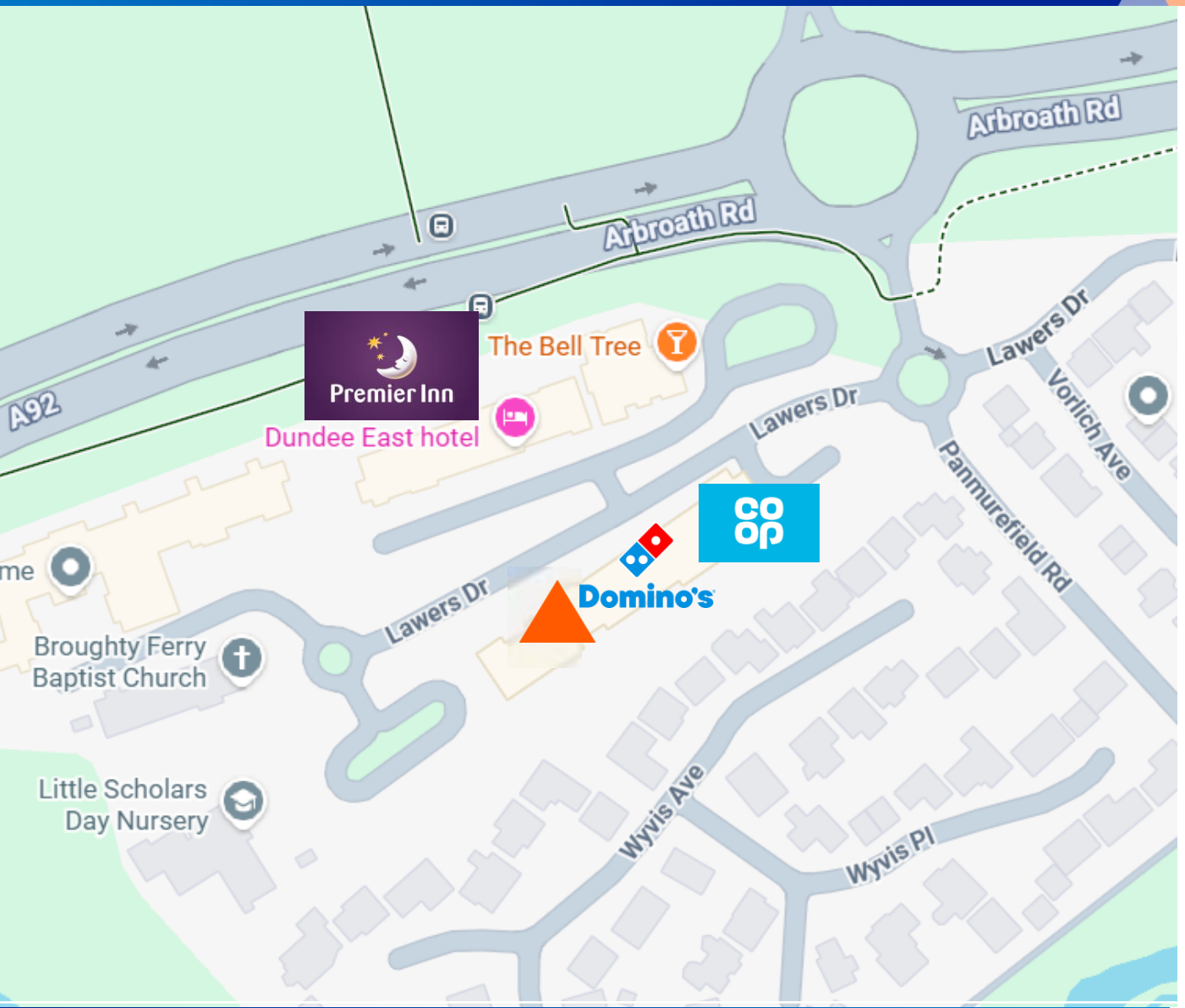


UNIT 7, 146 LAWERS DRIVE, PANMUREFIELD, BROUGHTY FERRY, DUNDEE, DD5 3TZ

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SHEPHERD COMMERCIAL

Location



**Unit 7, 146 Lawers Drive Panmurefield,
Broughty Ferry, Dundee DD5 3TZ**

FIND ON GOOGLE MAPS

Location

Dundee lies on Scotland's East Coast on the Tay Estuary, mid-way between Aberdeen (circa. 105 km) and Edinburgh (circa. 96 km). Population c. 150,000; catchment c. 500,000 (Source: Dundee City Council).

Scotland's fourth largest city and Tayside's regional centre for employment, services and retail, on the East Coast Railway Line to London. Waterfront regeneration and the V&A Museum will strengthen its standing.

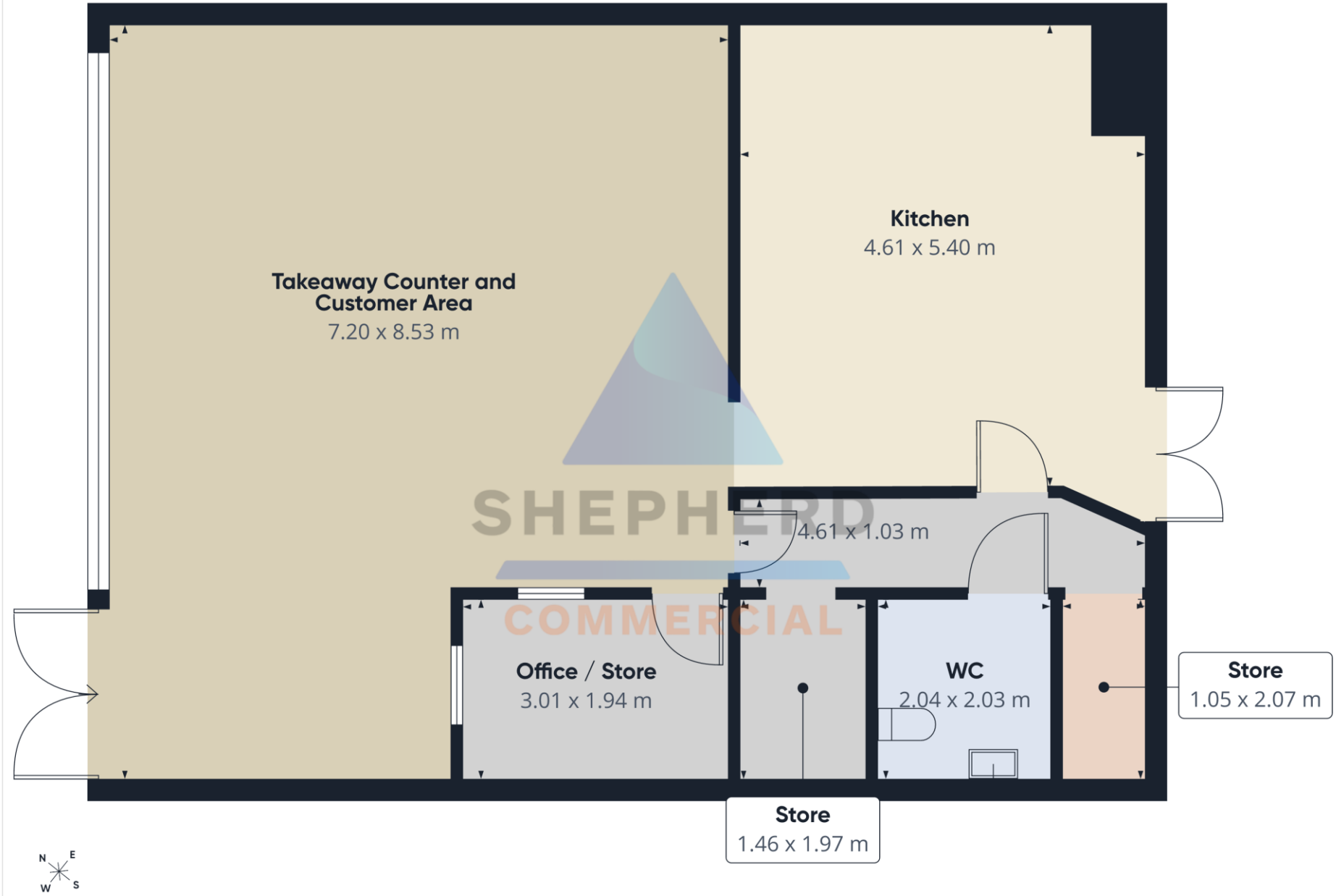
Panmurefield Village is located within the Panmurefield area of Broughty Ferry, circa. 4 miles east of the city centre, off the A92 commuter route to Arbroath.

Panmurefield is a popular and expanding residential location and the development, of which the subjects form part, comprises a parade of commercial units servicing the local area.

Occupiers within the development include national operators such as the Premier Inn, Co op, Dominos Pizza alongside a Dental Surgery and a number of local takeaway operators and retail/leisure businesses.

Floor Plan

UNIT 7, 146 LAWERS DRIVE PANMUREFIELD,
BROUGHTY FERRY, DUNDEE DD5 3TZ



Photos

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The Detail

Lease Terms

Let to the operator of Village Curry House on a FRI lease expiring 5th of January 2037 at a current passing rent of £17,160 per annum.

N.B. There is an upcoming rent review as at 6th January 2027. Please call for details.

Description

The subjects comprise a hot food takeaway, trading as Village Curry House. The property benefits from a double-glazed aluminium frontage and a single entrance door leads into a customer waiting area with food service counter and food prep area.

An ATM sits within the customer waiting area (tenants' addition).

To the rear, a fully fitted commercial kitchen is backed by staff WC and storage.

Accommodation

	m^2	ft^2
Ground	98	1,054
TOTAL	98	1,054

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

Price

Offers over £225,000 are invited for our clients heritable interest with the benefit of the existing lease.

Energy Performance Certificate

Available on request.

VAT

Unless otherwise stated, all prices quoted are exclusive of VAT.

Legal Costs

Each party will bear their own legal costs.

Rateable Value

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

Rateable Value: £14,900

The unified business rate for 2026/2027 is 48.1p.

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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