

TO LET

LICENSED PREMISES WITHIN THE POPULAR
CAMPERDOWN LEISURE PARK

On the instructions of

Mitchells
& Butlers



Artists Impression

WEAVERS MILL

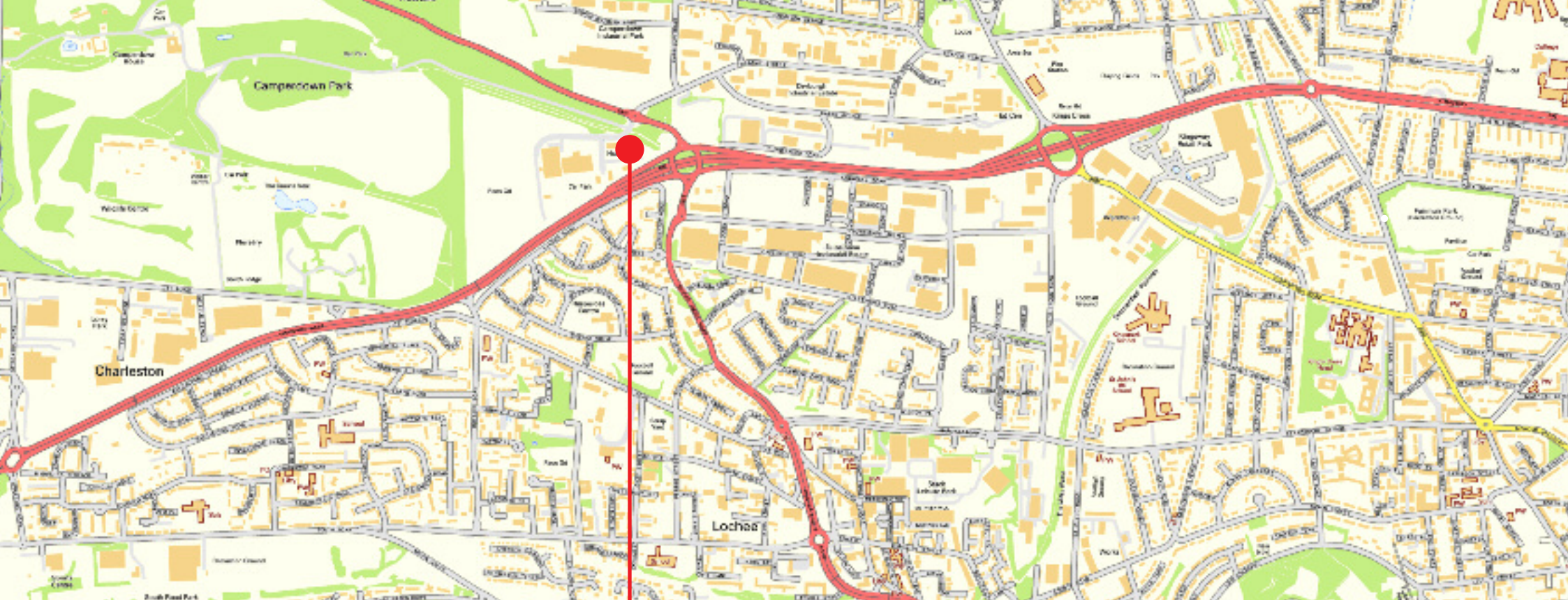
KINGSWAY WEST, KINGSWAY, DUNDEE
DD2 3SQ

RENTAL OFFERS OVER £59,500 PER ANNUM
PREMIUM OFFERS OVER £30,000 ARE SOUGHT
FOR A NEW LEASE

CDLH 
Creedy Darroch
www.cdlh.co.uk



- Adjacent to Dundee's Kingsway/A90 main arterial route through the city in Camperdown Leisure Park.
- Adjacent occupiers include the Premier Inn, KFC, McDonalds, Nandos, Cineworld and Dundee Ice Centre.
- Highly accessible location to a huge population.
- Currently operating as a family dining restaurant and local public house, with ancillary children's play centre.
- Gross internal ground floor area approximately 1088.75 sq. m. (10,854 sq. ft.).
- Upper floor has a three bedroom manager's/staff room flat.
- Significant car parking.



LOCATION

The Weavers Mill is located in the Camperdown Leisure Park, anchored by Cineworld. The building is adjacent to the Premier Inn, across from the KFC, McDonalds and Nandos.

The leisure park includes the very popular Dundee Ice Rink and has a massive catchment population. Dundee itself is Scotland's fourth largest city, with a population of approximately 150,000 persons and has seen significant investment in recent years, with the opening of the V&A Dundee completely transforming the redeveloped waterfront. The universities and colleges of further education have built up an excellent reputation for software engineering and computer gaming in particular.

The site has its own dedicated car park and also has extensive shared car parking.

DESCRIPTION

The Weavers Inn is a purpose-built licensed premises. The building is under generally pitched and tiled roofs, with flat sections. The building was formerly connected to the adjacent Premier Inn, although it has now been separated.

ACCOMMODATION SPECIFICS

The estimated Gross Internal Floor Area for the ground floor only (excluding the first floor flat) is:

Main Bar	Sq.M.	Sq.Ft.
Reaturant	843.75	9,079
Children's Play Area	165.00	1,775
TOTAL	1008.75	10,854

GROUND FLOOR

Bar Area

There is a traditional ground bar area, with bar servery and seating for approximately 60 persons, with traditional fit-out, including pool table and darts lane.

Principal Dining Area

There is an extensive dining area, with zoned seating. We estimate there is seating for approximately 220 persons, including a child friendly family dining area.

Children's Playroom

There is a children's playroom with soft ball frame and seating for approximately 40 persons.

Commercial Kitchen

There is an extensive commercial kitchen area, fully fitted with commercial catering equipment. In addition, there are walk in chills and a walk-in freezer.

Ancillary Accommodation

There are ladies and gentlemen's toilets, staff rooms, staff toilet and a storage area.

FIRST FLOOR

Manager's/Staff Flat

There is a large staff flat located at first floor level, with 3 bedrooms, lounge, kitchen and bathroom.

EXTERNAL

Beer Terrace

There is a beer terrace to the front, with seating for approximately 40-50 persons.

Car Park

There is extensive car parking, some of which is dedicated to the property, and some of which is shared with the adjacent proprietors.



SERVICES

The property is connected to all mains services, including gas, water, electricity, and drainage. There is a central heating system.

RATEABLE VALUE

The subjects are entered in the valuation role with a current Rateable Value of £62,100, from 1st April 2023.

THE OPPORTUNITY

The Weavers Mill is operated under management by Mitchells and Butlers and is a popular Sizzling Pub & Grill House. The bar area is a popular local. This is an extensive property, which offers real potential to an incoming tenant to rebrand and stamp their own identity on the operation.

This is a high-volume location for passing trade and numerous opportunities to alter the business profile to capitalise on current food and beverage trends.

LEASE PRICE & RENTAL

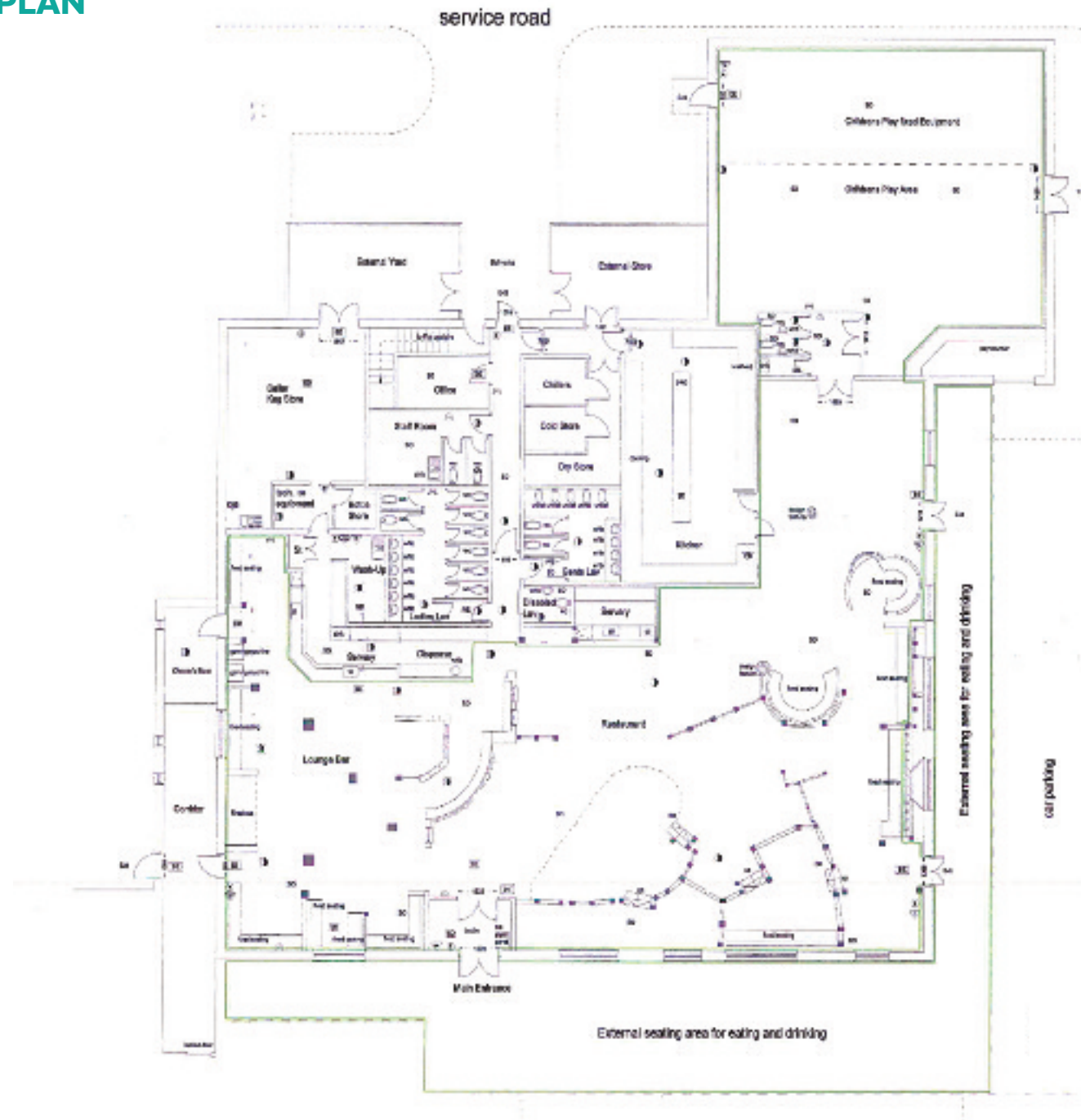
A long-term lease is available at rental offers over £59,500 per annum. The lease will be on a tenant full repairing and insuring basis and includes rent reviews at 5 yearly intervals for a period of 10 to 15 years. Premium offers over £30,000 are sought, to include ownership of all tenant fixtures, fittings, and catering equipment.

EPC

A copy of the Energy Performance Certificate is available on request.



LAYOUT PLAN





ADDITIONAL INFORMATION

VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view
please contact:

Sharon McIntosh
T: 0141 331 0650 (Option 2/3)
M: 07824 395 288
E: sharon.mcintosh@cdlh.co.uk

For further information,
please contact:

Alan Creevy
T: 0141 331 0650 (Option 2/1)
M: 07901 001 911
E: alan.creevy@cdlh.co.uk



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ANTI MONEY LAUNDERING

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 on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.