

FOR SALE / TO LET

Former Public House/Restaurant/Hotel – Riverside Inn

Mayo Avenue, Riverside Drive, Dundee, DD2 1UQ



- Public House/Restaurant on site extending to 4.4 acres
- Prominent site located on Riverside Drive – McDonalds Drive Thru proposed on adjacent site
- Suitable for existing or alternative uses – Convenience, retail, drive thru, leisure, care home
- Ground Floor – 9,619 sqft / First Floor – 3,250 sqft

Location

The Riverside Inn occupies a prominent and accessible position on Riverside Drive, approximately 10 minutes west of Dundee city centre. The property is situated adjacent to Dundee Airport and close to the River Tay, with excellent access to Riverside Avenue (A85), Perth Road and the wider Dundee road network. The surrounding area is characterised by a mixture of commercial, leisure, educational and open-space uses, including Dundee Airport, the University of Dundee Botanic Garden and Riverside Nature Park. McDonalds have submitted an application for a Drive Thru on the adjacent site along with 3 EV charging bays.

Description

The Riverside Inn comprises a substantial detached public house and restaurant occupying a prominent and accessible site extending to 4.4 acres on Riverside Drive, Dundee. The property provides extensive bar and restaurant accommodation together with ancillary kitchen, storage and staff facilities and function space.

Externally, the property benefits from extensive customer parking and attractive outdoor amenity areas incorporating a beer garden and children's play facilities. The property is well established as a family-oriented leisure and dining destination and benefits from its prominent position within the Riverside area of Dundee.

The property occupies a sizeable, relatively self-contained site and offers excellent potential for continued hospitality use, with the scale of the building, parking provision and external areas also providing scope for consideration of alternative uses, subject to the necessary planning consents.

Accommodation

The premises extend to the following areas –

Ground Floor – 9,619 sqft / 893.66 sqm

First Floor – 3,250 sqft / 301.93 sqm

Alternative Uses

The property offers potential for a range of alternative uses, subject to obtaining the necessary planning consents and statutory approvals. Given the scale of the existing building, generous car parking, external amenity areas and prominent position, potential uses could include restaurant/food-led leisure, hotel or serviced accommodation, care-related uses, childcare, leisure and entertainment or residential conversion/redevelopment.

The property may therefore offer an opportunity for both existing and alternative operators seeking a substantial, well-located site within the established Riverside area of Dundee. Prospective purchasers are advised to make their own enquiries with Dundee City

Council regarding their proposed use.

Rental / Price

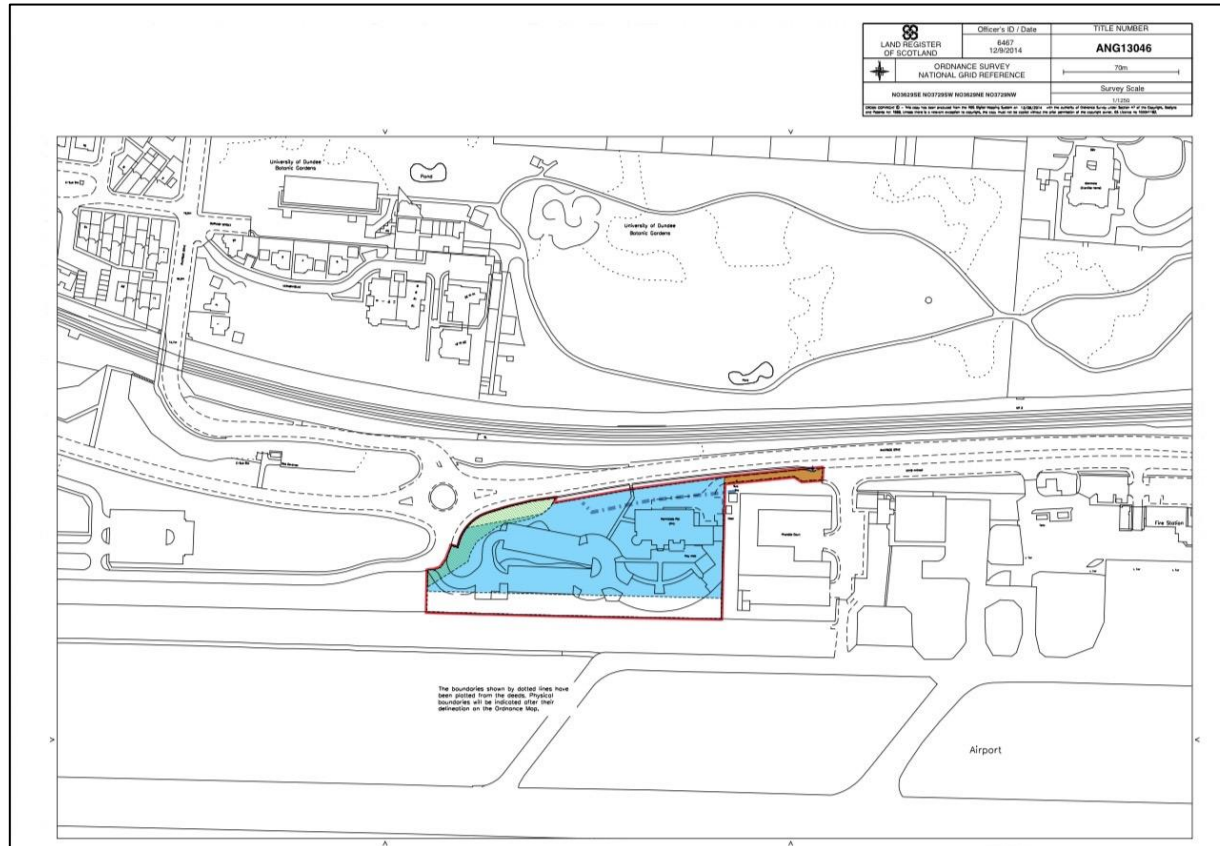
On request

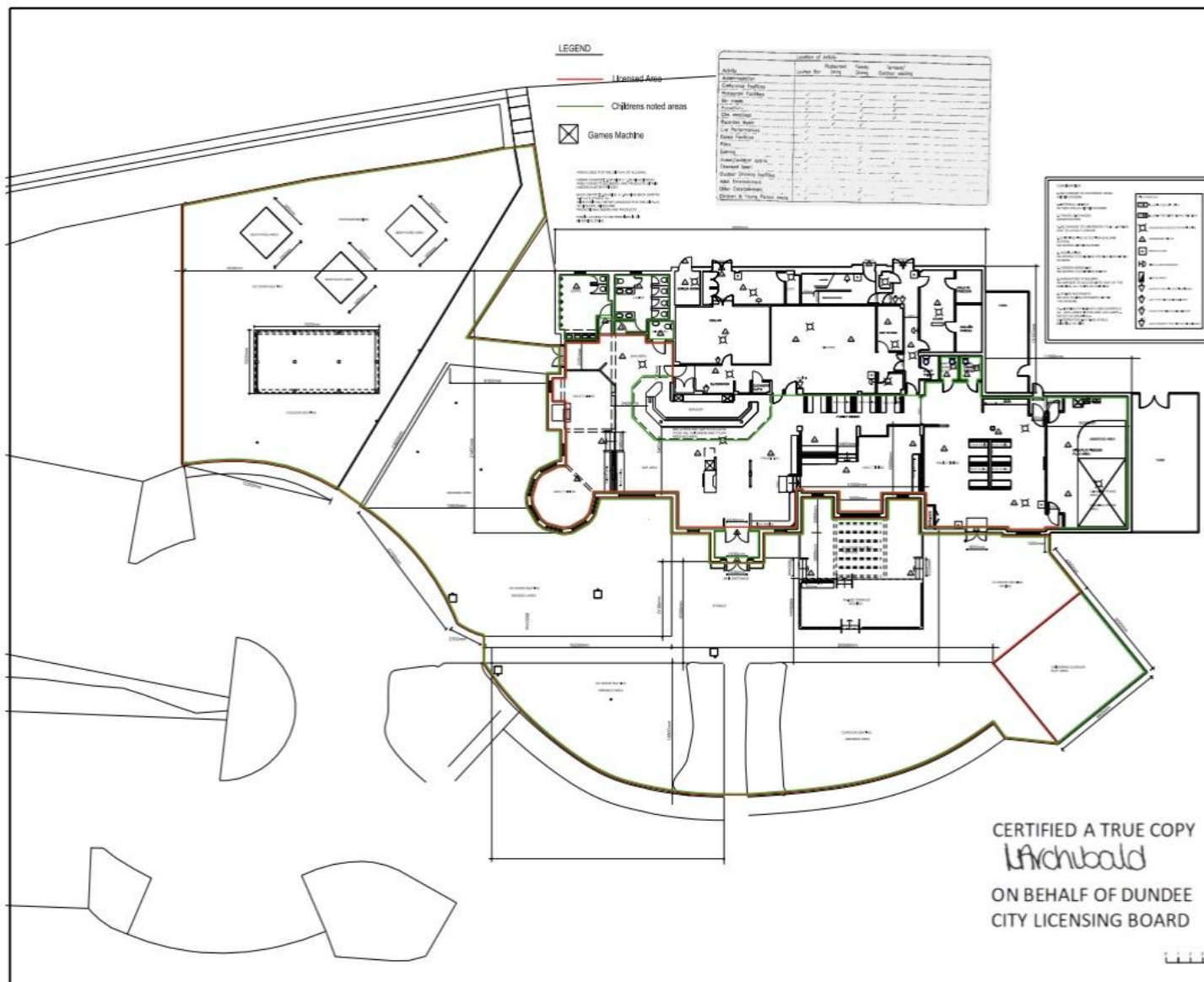
Energy Performance Certificate

A copy of the EPC's can be provided on request.

Title

Available on request





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Project No.	040322	Unlicensed plan with required coloured lines	CP
Date	March 22		
Client	GREENE KING		
Address	RIVERSIDE INN RIVERSIDE DRIVE DUNDEE DD2 1UH		
Design Title	LICENSING PLAN		
Scale	1:200 @ A2	Drawn By	CP
Date	MARCH 22	Checked By	
Drawn	2800-40	Rev.	A



