

Sol Y Sombra
27 Gray Street
Broughty Ferry
Dundee
DD5 2BH

FOR SALE

Well established tapas
bar in Broughty Ferry



Asking Price offers over £850,000 (Freehold)

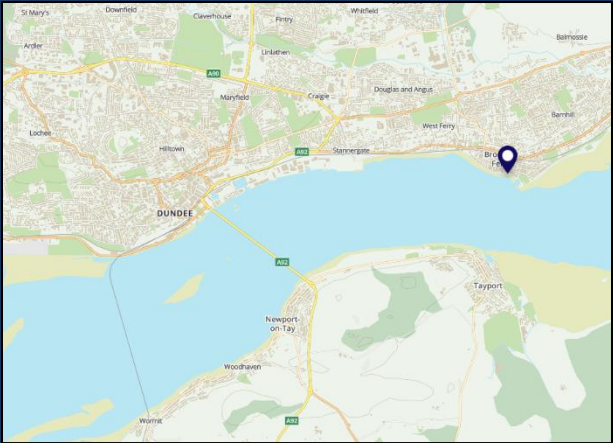
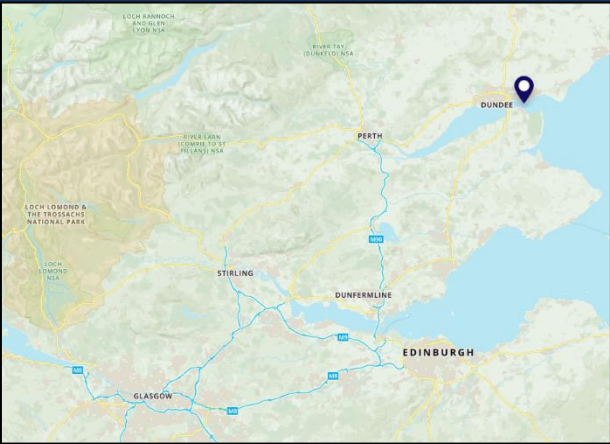
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Location

Sol Y Sombra is an established tapas restaurant in the seaside suburb of Broughty Ferry, 4 miles east of Dundee city centre, close to the popular beach promenade and 15th century Broughty Castle. Situated on Gray Street at its junction with King Street, the surrounding area is mixed commercial and retail and has a well established leisure circuit. The Ferry, as it's affectionately known, is a popular destination for day trips and nights out, benefitting from its own train station with regular services provided.



Description

The restaurant has been owned and operated by the same family for 13 Years and is well established within the main leisure circuit of Broughty Ferry.

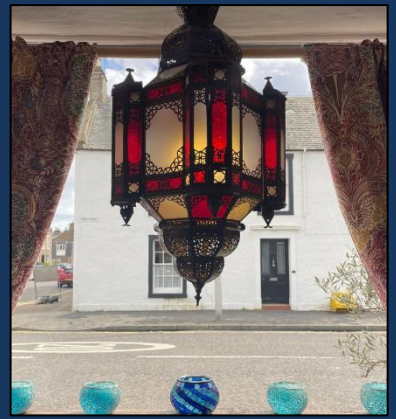
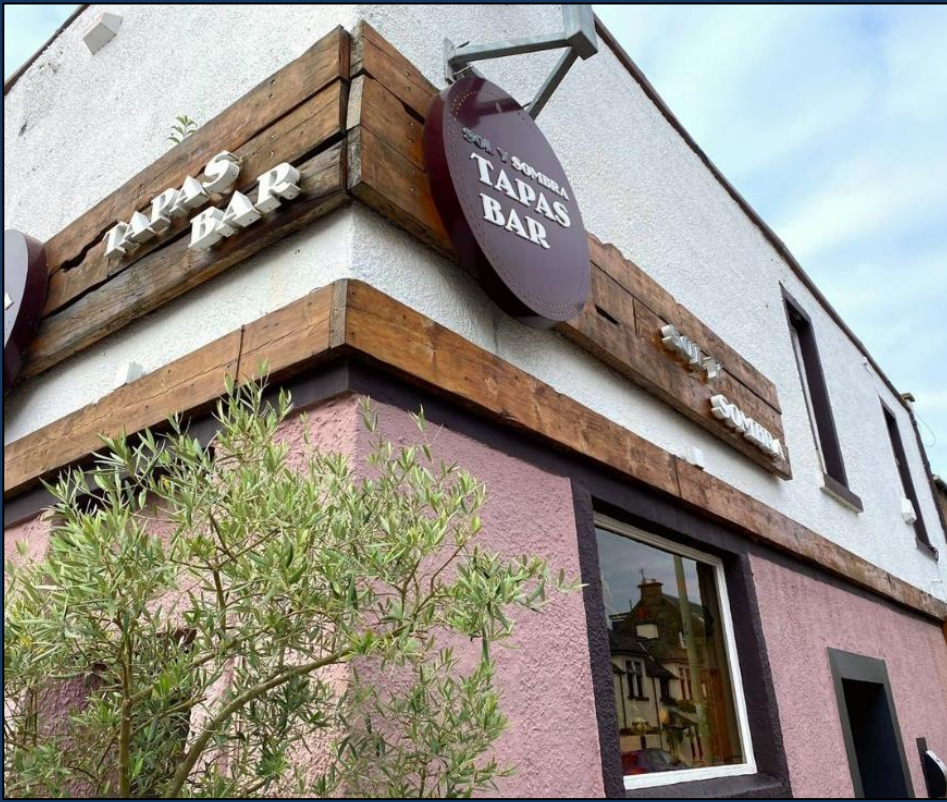
Contained within the ground and first floor levels of a 2 storey corner terraced property, there is an L shaped dining area with 26 covers at ground floor level with attractive bar servery. A selection of moveable furniture is provided.

Staff access is taken through to the cellar and storage area at ground floor, with toilets provided to the rear of the ground floor level.

A feature tiled staircase leads up to first floor level where there are a further 26 covers and additional bar servery.

Staff access to the rear of the bar is taken through to the commercial kitchen and associated storage areas.





Opportunity

A full Premises Licence is in place and will be made transferable to the new purchaser.

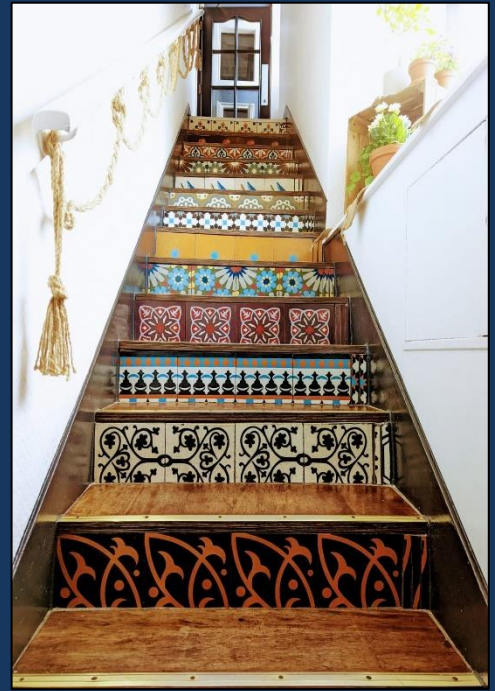
The business records an impressive level of turnover and a significant 6 figure net profit margin. Full accounting information will be provided on formally viewing the premises.

The restaurant is fully staffed and all will pass over under TUPE legislation (with the exception of the owner who works full time currently). The business has a loyal following and makes the most of its prime location in Broughty Ferry by providing first class produce and service. A superb going concern business opportunity for an experienced operator.

Rateable Value

The Rateable value (2023) is £44,500.

EPC Rating - F



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IMPORTANT NOTICE
1. These particulars are intended as 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. A list of Partners can be obtained from any of our offices. Date of Publication: September 2023

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