

# BRIG O' TAY

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*Bar, Restaurant and function suite*

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14 BOAT ROAD,  
NEWPORT-ON-TAY, DD6 8EZ





# NEWPORT-ON-TAY

DD6 8EZ

Newport-on-Tay, a small residential town in north-east Fife, just across the Tay from Dundee, is an attractive waterfront town with myriad independent shops and cafés. The new Victoria and Albert Museum sits directly opposite this pub and restaurant on the north bank of the river Tay, providing superb views of its sensational architecture from both levels of the building.

The city of Dundee is located across the water, accessible via the Tay Road Bridge, which spans the estuary of the River Tay between Dundee and Newport-on-Tay. The northern exit leads traffic directly into the centre of Dundee. The residents of Newport-on-Tay benefit from a good range of essential local facilities, including a health centre, sports centre, a Post Office and a good selection of shops. For cultural opportunities and more extensive shopping expeditions, the city of Dundee is a short drive or bus journey from the town centre. The local area is popular for sailing, fishing and golf, with the world-famous golf courses of St Andrews are within easy reach.

For the commuter, using road or rail, the town is close to the M90 motorway junction 8. The nearest mainline railway stations of Dundee and Leuchars provide rail links throughout the country, including Aberdeen, Edinburgh, Glasgow, London, and Dundee Airport. Tourists flock to this waterfront in the summer and this is expected to increase with the opening of the V&A. The business is positioned in a highly visible trading spot in Newport on Tay, a highly desirable suburb of Dundee and was previously known as 'New Dundee' when it originally housed the southern end of the ferry route between Dundee and Fife before the opening of the Tay Road Bridge. Today the pier is only used by private boats.







# BRIG O' TAY

## Bar, Restaurant and function suite

Located in direct view of the V&A Museum and the Tay rail bridge, Brig O' Tay pub and Taste of Portugal restaurant offers great potential for growth in the right hands. Worthy of note is that this is the only place with a function room in the area. The views from all of the upper windows are stunning and much could be made of this. This business has been successfully run for the last ten years by a husband and wife team who had absolutely no previous experience in the trade showing the potential there is to expand the business further. The potential for growth is also expressed in the current reduced opening hours. The sale is driven by our client's desire to retire.

This highly popular restaurant and bar occupy a superb end terrace located in the heart of Newport on Tay with outstanding waterside views over the Tay to the new V&A and bridges. The premises are surrounded by a variety of residential and commercial properties and the business enjoys high footfall and receives much passing trade due to its excellent location. The current license also allows drinks to be served from 10 o'clock in the morning. The bar/lounge area occupies the ground floor of the property and enjoys a loyal regular patronage. One of the bar's assets are the two large wall mounted TV screens and the venue regularly hosts live televised sporting events. There is also a

pool table and darts/games room as well as female and male WC facilities.

The restaurant is located on the upper floor and can be accessed by its own entrance and staircase or via the downstairs bar. The main attraction is the scenic views overlooking the River Tay from an elevated position. The new V&A museum is directly across the water and the addition of binoculars at the window seats might be a nice touch as this is likely to be the best vantage point to enjoy the spectacular architecture. The restaurant has covers for 80 and is furnished with wooden tables and chairs in a traditional manner. The large windows offer plenty of natural light creating a spacious dining environment.

Beyond the dining area is a fully fitted commercial kitchen, equipped and presented to an excellent standard. In addition, there is a separate washing up area, refrigerated and freezer storage units and plenty of food preparation space. There are customer WC facilities including baby change facilities on the upper floor and the property has plenty of storage areas throughout. The function suite currently caters for wakes and parties but this could also be utilised as either a lounge or cocktail bar or to provide additional covers for the restaurant. Two functions could be run simultaneously as there is another bar, currently blocked off and utilised as storage.











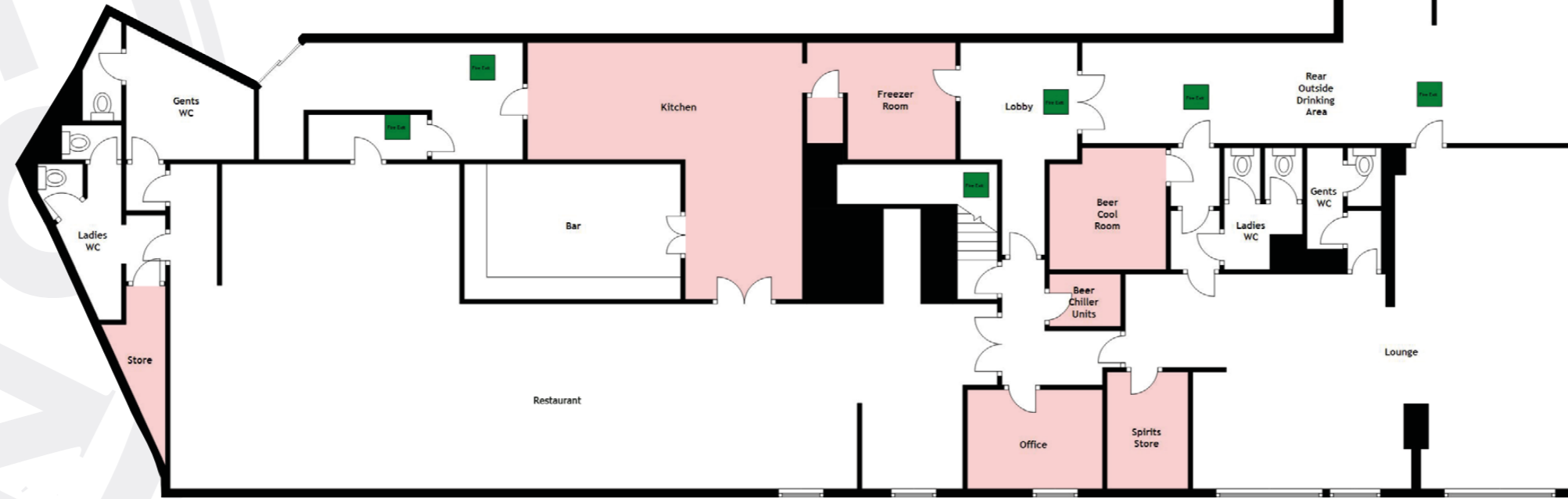
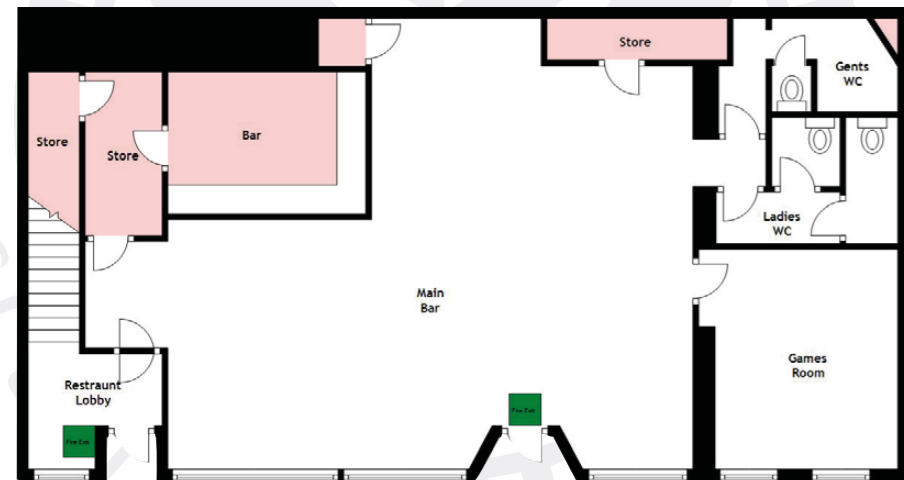






# DETAILS

## Floor Plan Dimensions Location



Approximate Dimensions (Taken from the widest point)

Ground Floor  
Main Bar 9.10m (29'10") x 7.80m (25'7")  
Bar 3.70m (12'2") x 2.10m (6'11")  
Games Room 3.80m (12'6") x 3.45m (11'4")

First Floor  
Restaurant 18.35m (60'2") x 7.10m (23'3")  
Lounge 8.55m (28'1") x 7.60m (24'11")  
Bar 4.80m (15'9") x 2.60m (8'7")  
Kitchen 6.10m (20') x 5.70m (18'8")  
Freezer Room 2.60m (8'6") x 2.40m (7'10")  
Spirits Store 2.60m (8'6") x 1.80m (5'11")  
Beer Cool Room 2.70m (8'10") x 2.60m (8'6")  
Office 3.00m (9'10") x 2.20m (7'3")

EPC Rating: Available upon request

### Building External

The business benefits from its main thoroughfare location. The owners have been granted approval to position tables and chairs to the front with waterside views thereby extending the capacity. To the rear is the beer garden, designed on an elevated position over two levels, where you can have your meal, drink and smoke. This also applies to the front seating area as well.

### Trading Figures

Accounts available after formal viewing has taken place.

### Viewing

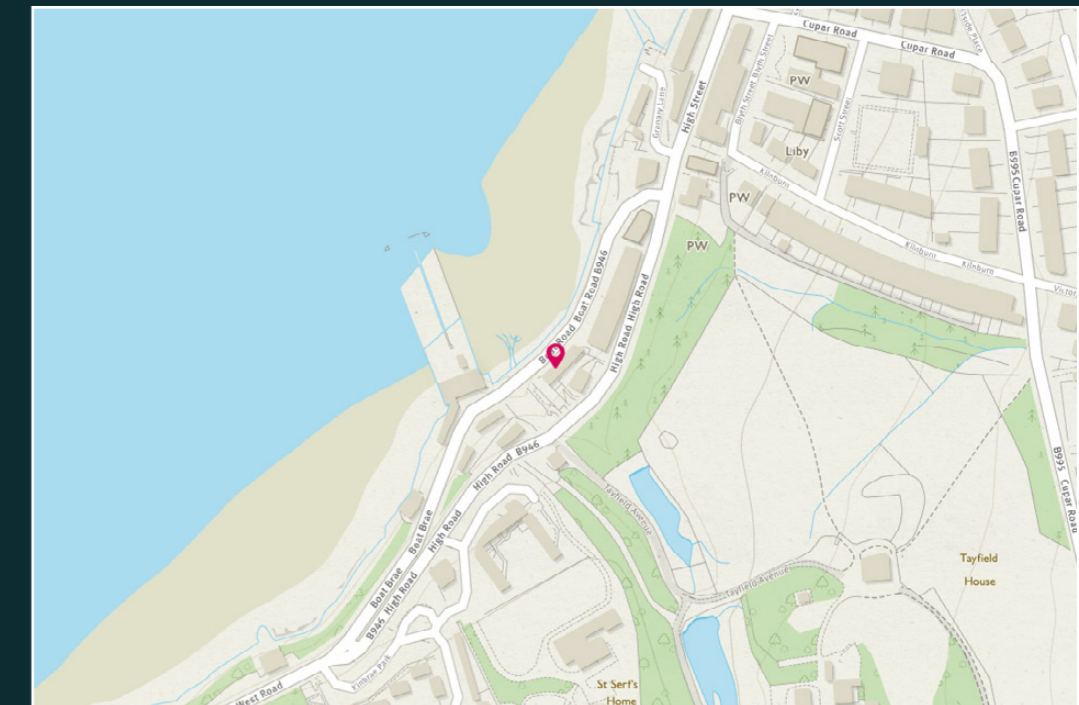
Strictly by appointment through the sellers' sole agents, McEwan Fraser Legal.

### Price

This is a Freehold property and offers are invited. Stock in trade will be at valuation.

### Summary

This is a superb opportunity to purchase a true turnkey business that offers excellent potential for new enthusiastic owners. The views of the iconic V&A will undoubtedly bring in additional demand. There are very few waterfront premises in this area that can benefit from this advantage and can offer the discerning buyer the opportunity to improve and expand. The potential is phenomenal.







# McEwan Fraser Legal

Solicitors & Estate Agents

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Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
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