

THE **N**ewport INN

1 HIGH STREET, NEWPORT-ON-TAY, DD6 8AB



McEwan Fraser Legal is delighted to present to the market a unique opportunity to purchase The Newport Inn, a property which is divided into three areas and currently houses a successful 4-bedroom hotel with a cosy function space, bar and restaurant. An art gallery and a Chiropractor clinic, all with tenants in situ; however, vacant possession is also an option.

The hotel's bar and restaurant is a popular choice with locals and the ever-growing number of visitors to the area, and benefits from the passing trade of campers, road trippers, hotel guests and day visitors all year round. The hotel is known by the locals for its high-quality dishes, coffee and cakes and modern cocktails, which is why the current owners have managed to grow and maintain such a loyal customer base.







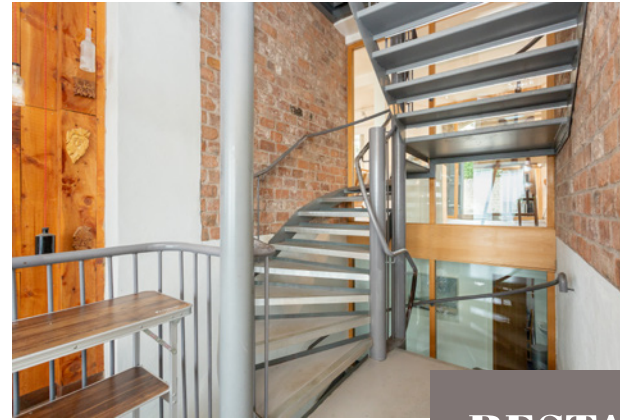
ART GALLERY & CHIROPRACTOR



The main entrance gives open access to a modern art gallery where you will find access to both the lower ground floor, where the clinic is located and the central, modern staircase, which gives access to the bar/restaurant, hotel rooms and function suite.



The restaurant has spectacular views across the River Tay from the outdoor decking area. There is also a private function room, a well-equipped and maintained kitchen and prep area, a laundry store, a cellar and storage areas.



RESTAURANTS





BAR, KITCHEN & WC





FRENCH ROOM

Each bedroom is individually styled to give the hotel a real quality boutique feel. The current owners have maintained the hotel meticulously, have built and maintained good relationships with trades, and have good processes in place, making this opportunity an easy and lucrative investment.

Overall, The Newport Inn is a thriving, well-looked-after and loved investment at the heart of a thriving community with the opportunity to work and live in the premises.

Services: Mains gas, electricity, water and drainage

Accounts: Available following a formal viewing appointment

Tenure: Freehold





NORDIC ROOM



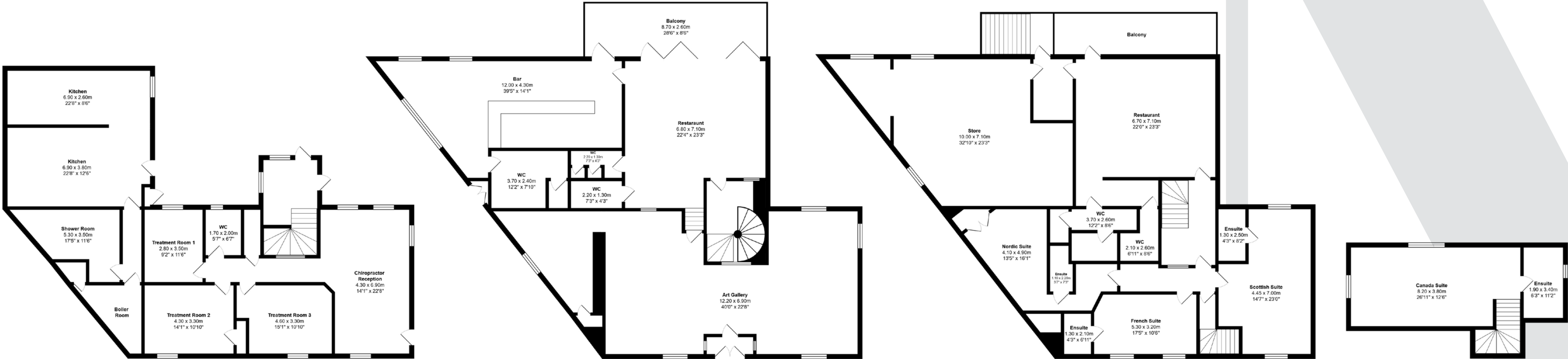
CANADA ROOM



SCOTTISH ROOM



Floor Plan & Dimensions

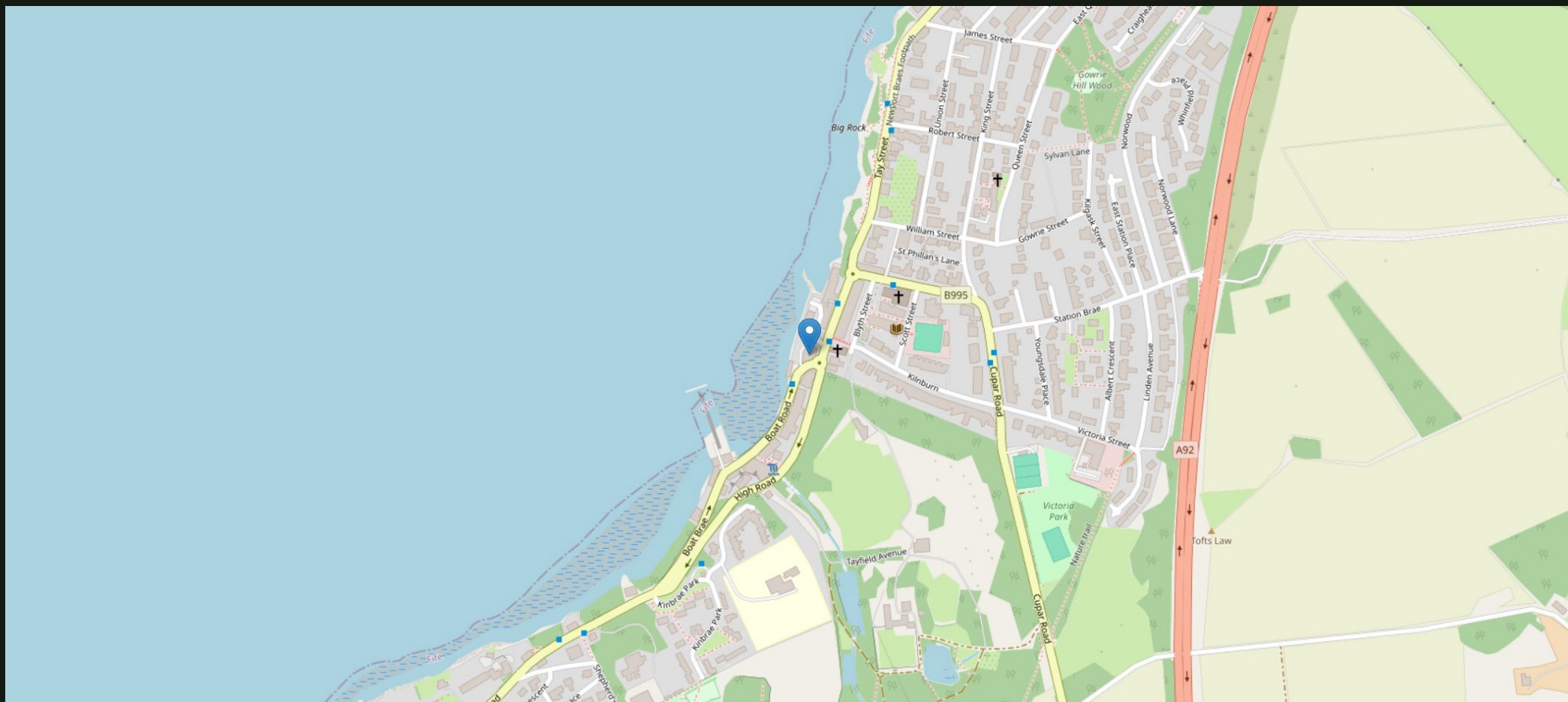


Newport on Tay is nestled along the banks of the River Tay and offers a perfect blend of coastal charm and countryside tranquillity. Perched on the northern shore of the river, Newport on Tay boasts panoramic views that stretch across the sparkling waters, capturing the essence of Scotland's natural beauty. From the iconic Tay Rail Bridge standing majestically in the distance to the gentle ebb and flow of the tides, every glance outwards paints a picture of serenity and awe.

Despite its peaceful ambience, Newport on Tay is far from remote. The village boasts a thriving community with a range of local amenities, including charming cafes, artisan shops, and recreational facilities, ensuring that every need is catered to within easy reach. Outdoor enthusiasts will find themselves spoiled for choice with a plethora of activities at their doorstep. Whether it's exploring the nearby countryside trails, teeing off at one of the nearby golf courses, or simply enjoying a leisurely boat ride along the river, Newport on Tay offers endless opportunities for adventure and exploration.

With its convenient proximity to the bustling city of Dundee and excellent transport links, Newport on Tay provides the perfect balance of rural tranquillity and urban convenience. Whether you're seeking a peaceful retreat, a close-knit community, or simply a slice of coastal paradise to call your own, Newport on Tay invites you to discover the true essence of Scottish living.





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