

Formerly Ferrari's

3-5 Ogilvie Street, Dundee DD4 6SB

Colliers

Available for non-licensed use only



For Sale

Formerly Ferrari's

3-5 Ogilvie Street, Dundee DD4 6SB

- Situated circa 0.9 miles north-east of Dundee city centre in the Stobswell area
- Lies on the north side of main local traffic route Dura Street (A902) in a densely populated mixed residential and commercial area
- Traditionally constructed 2-storey sandstone building with secure front garden/parking area
- Provides ground and first floors with internal stair connections and customer toilets
- To be sold with a title restriction (real burden) and not for public house or licensed use
- Suitable for a variety of alternative uses subject to planning

Contact Us

Viewing is strictly by appointment through Colliers.

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[Colliers.com](https://www.colliers.com)

Offers over £175,000 plus VAT

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Location

- Dundee lies on the north bank of the River Tay 25 miles east of Perth, is known as the City of Discovery and has a population of c. 148,300
- The Property lies 0.9 miles north-east of the city centre and 1 mile south of Kingsway (A90), 80m east of the Dura Street roundabout junction with Dens Road
- It lies within a densely populated built-up suburban area within walking distance from both Dundee United & Dundee FC football stadiums
- The locality has an established mixed commercial, business and retail presence including automotive related uses

The Property

- Two-storey blond traditional sandstone property under a pitched slated roof previously in public house use
- Provides ground and first floor areas with internal stair connections and toilets
- Large front currently partially decked area and adjacent car parking with stone boundary wall with metal railings

Site Area

- From the Ordnance Survey we calculate that the site area is 0.261 acres (0.051 hectares) or thereby.

Approximate Floor Area

- The Property provides approx. 160 sq. m. (1,722 sq. ft.) per floor. The total GIA is circa 320 sq. m. (3,444 sq. ft.) or thereby.
- An indicative layout plan is included for reference

Rating Assessment

- From the Scottish Assessors Association website (www.saa.gov.uk):
- Public House
- RV £8,800 (from 1/4/2023)
- Note: this RV will be subject to revaluation in the event of a change of use
- Prospective purchasers are advised to confirm any rating assessment, reliefs or benefits directly with the Local Authority

Tenure

- The heritable (freehold) interest is available to purchase with vacant possession.
- The title number is ANG39420.

Title Restriction/Burden

- The Property will be sold for alternative use only- no continuation of a licensed public house use will be permitted
- The sale must include acceptance by the purchaser of a real burden which will restrict future public house use
- This real burden will be enforceable

Price

- Our clients are seeking purchase offers over £175,000 plus VAT for the entire property

VAT

- The price quoted is exclusive of VAT and intending purchasers must satisfy themselves as to the incidence of VAT on this transaction

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Fixtures & Fittings

- The vendor is not including any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The vendors will not be supplying an inventory
- Items that are owned by third parties will be excluded from the sale and will be removed from the property; these items may include – gaming and vending machines; pool tables; items that are subject to rental or hire purchase agreements; beer flow monitoring equipment; beer raising and dispense equipment

Legal Costs

- Each party will be responsible for their own legal costs incurred in connection with this transaction, and the purchaser will be liable for registration fees, extract copies and LBTT

EPC

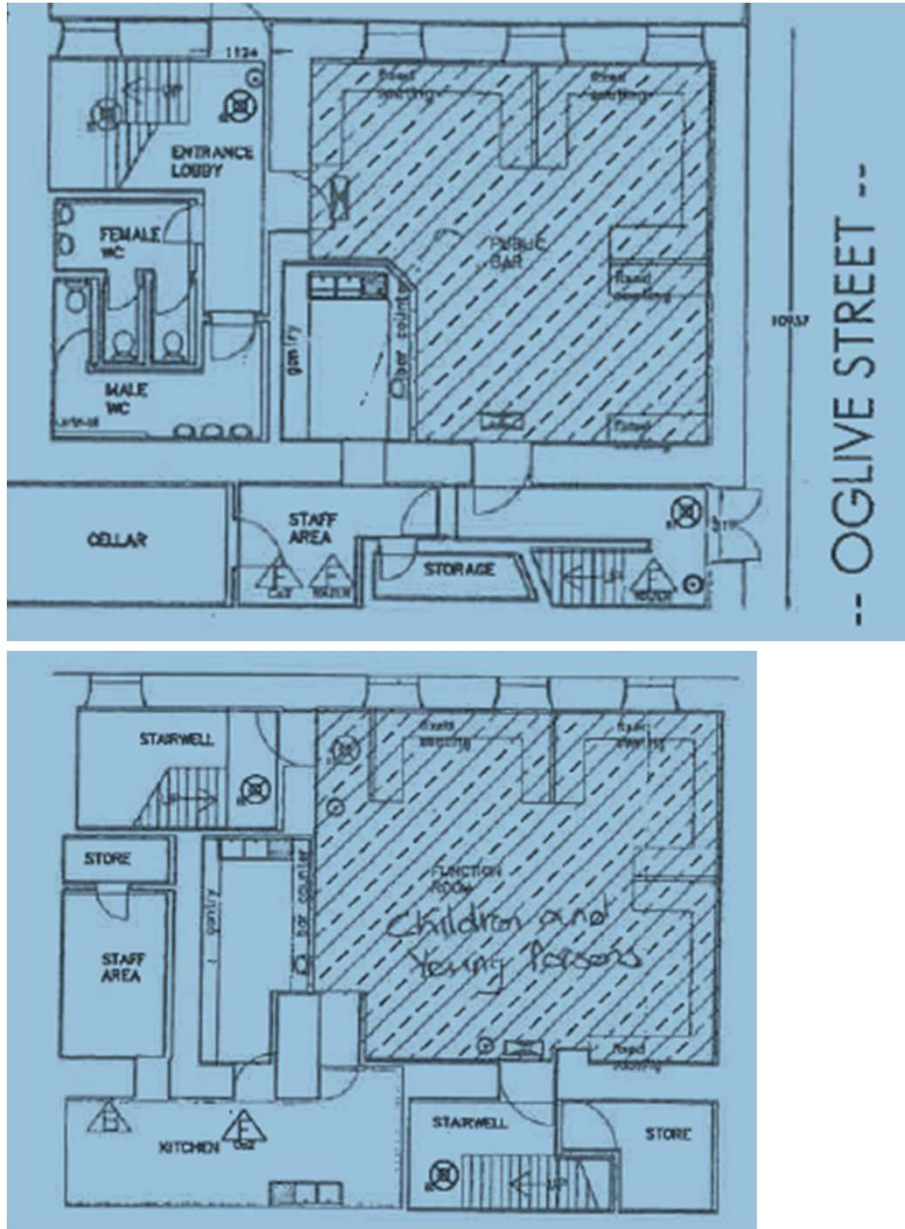
- We understand that the Building Energy Performance rating is as follows:
- Rating D (53)
- A copy of the certificate can be supplied on request

Identity Checks

- **In order to comply with Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide certified identification documents and confirmation of the source of funds.**
- **The required documents will be confirmed and requested from the purchaser at the relevant time.**

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Floor Layout Plans- Ground & First Floor:



Further Information

For further information or to arrange an inspection, please contact:

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