

IMAGES/VIDEOS FOR ILLUSTRATIVE PURPOSES ONLY.

**QUEEN STREET HALLS, BROUGHTY FERRY, DUNDEE, DD5 2HN**

**TO LET**



## QUEEN STREET HALLS – BROUGHTY FERRY

Landmark Hospitality & Events Venue – Available for Lease

This is a rare opportunity to lease a significant former Gothic church situated in the heart of affluent Broughty Ferry. This iconic landmark offers impressive scale, architectural presence, and the potential to become a prime destination for an ambitious hospitality or events operator looking to establish a flagship venue.

### KEY HIGHLIGHTS:

- Prime location in coastal Broughty Ferry
- Ground Floor Restaurant with approximately 100 covers
- First Floor Function Suite with a capacity of approximately 200
- External garden seating for approximately 50
- Total area of approximately 650 sq m across two floors
- Equipped with 3-phase power and a large commercial gas supply
- Multiple commercial extraction systems
- Walk-in chillers and a fully fitted commercial kitchen
- Fully licensed – Premises Licence(s) in place
- 6m vaulted ceiling in the principal function hall
- Ideal for weddings, private events, banqueting or a premium restaurant-led concept with strong dual-income potential.

Also suitable for leisure and assembly uses, subject to approvals and statutory consents.

### PROPERTY FEATURES:

- Iconic landmark building in a prime Broughty Ferry location
- Established as a hospitality and events destination
- Large-format venue with strong potential for repositioning
- Extensive restaurant, bar, and function accommodation
- High-capacity events and private hire capability
- Impressive high ceilings and distinctive character features
- Suitable for restaurant, takeaway, bar, and events use
- Fully fitted commercial kitchen with extraction systems
- Cold stores and established catering infrastructure
- Extensive storage and back-of-house facilities

### OPPORTUNITY

Available by agreement/negotiation (subject to contract).  
Subdivision/part-letting may be considered, subject to proposed use, landlord approval, and any required planning permission, building warrants and consents.

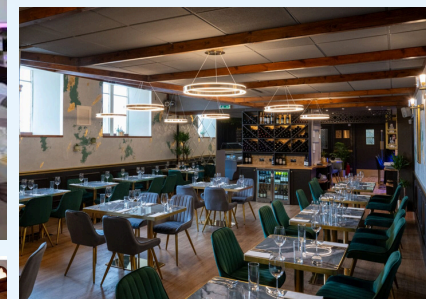
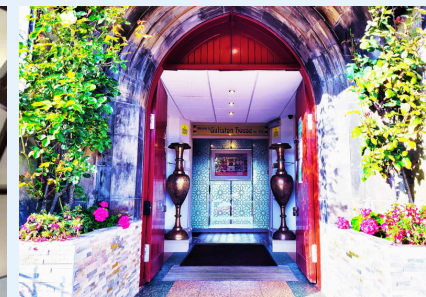
Flexible lease terms will be considered for experienced operators with clear vision and covenant strength.

### VIEWINGS & CONTACT

Strictly by appointment. Walk-through video available on request.  
VAVEVA LTD | 01382 339 613 | VAVEVALTD@OUTLOOK.COM

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\*PICTURES FOR ILLUSTRATION PURPOSES ONLY.



TO LET



# QUEEN STREET HALLS, BROUGHTY FERRY, DD5 2HN

(Formerly 1876 Restaurant / Rose Function Suite / Gulistan House)

## PARTIES

Landlord: On Instruction Of | Landlord's Agent: VAVEVA LTD | Tenant: TBC | Tenant's Agent: TBC

## RENT

Asking rent on application. Property not VAT opted.

## LEASE TERM

By negotiation.

## DATE OF ENTRY

Available by agreement/negotiation (subject to contract).

## PROPERTY CONDITION

Offered as viewed. Category B Listed building within conservation area.

## INTERNAL ACCOMMODATION

Entrance vestibule, hallway, staircase to first-floor function suite. Ground floor restaurant and private dining areas.

## EXTERNAL AREAS

Garden seating approx. 40 covers. Planted frontage and rear hardstanding access.

## ANCILLARY ACCOMMODATION

Fully equipped commercial kitchens with extraction. Multiple dry stores, cold stores and storage areas.

## EPC

Energy Performance Rating: G.

## UTILITIES

All mains services connected. No warranties on condition or capacity.

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## PERMITTED USE

Licensed restaurant, bar and function hall. Takeaway in conjunction with restaurant use. Leisure and assembly.

Tenant to confirm planning consents. Other uses subject to approvals and consents.

## INSURANCE

Landlord insures. Tenant reimburses premium and complies with insurer conditions.

## BUSINESS RATES

Restaurant RV: £17,500 | Function Suite RV: £7,000 (2023).

## LICENSING

Ground Floor – Full Premises Licence. First Floor – Full Premises Licence (Licensing (Scotland) Act 2005).

## TENANT'S WORKS

All Fit-out proposals subject to landlord approval via suitable design consultant.

## ALTERATIONS

Structural alterations prohibited without consent. Major non-structural/external alterations require approval.

## LEGAL COSTS

Tenant responsible for LBTT, registration dues and contribution to landlord's legal costs.

## VAT

Figures exclusive of VAT (not applicable).

## AML COMPLIANCE

Prospective tenant must provide full identification documentation.

## VIEWING

Strictly by appointment through landlord's agent.

## OFFERS

Offers in Scottish Legal Terms to landlord's agent.

## CONTACT

**VAVEVA LTD | 01382 339 613 | VAVEVALTD@OUTLOOK.COM**

## NO CONTRACT

Not legally binding unless incorporated into formal written lease per Requirements of Writing (Scotland) Act 1995.

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