



### FORMER BREWDOG, CHAMBER BUILDING, PANMURE STREET, DUNDEE, DD1 1DU

- Attractive town centre Gothic-style building
- Ground floor lock-up with external trading area
- Licensed to sell alcohol from 11:00am until midnight every day

#### LEASEHOLD ASSIGNMENT PREMIUM OFFERS INVITED SUBJECT TO CONTRACT

Sole Selling Agent  
COUNL473

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## Location

Lies in the northern part of the city centre, opposite the McManus Dundee Art Gallery & Museum. Dundee Railway Station lies circa 600 metres to the south. An abundance of prime retail lies within easy walking distance.

A location plan is attached.

[Link to Street View](#)

## Description

The unit occupies part of the ground floor of an attractive and prominent Gothic-style listed building. It benefits from good floor to ceiling height with 53 internal covers plus and an external seating area to the front. Small commercial kitchen with pizza oven and extraction to the rear of bar servery and a set of customer wc's.

Approximate Total Gross Internal Area	144 sq m	(1,550 sq ft)
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NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Licensing

Permitted to sell alcohol from 11:00am until midnight every day.

## Planning

The property is Category A Listed building and lies within Dundee's 'Central Conservation Area'.

## Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £29,700, rates payable circa £14,820 for 2025/26.

## Tenure

Lease expires on 6<sup>th</sup> November 2027, the passing rent is £32,000 per annum.

## Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com) or James Grimes on 07989 986388 / email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)

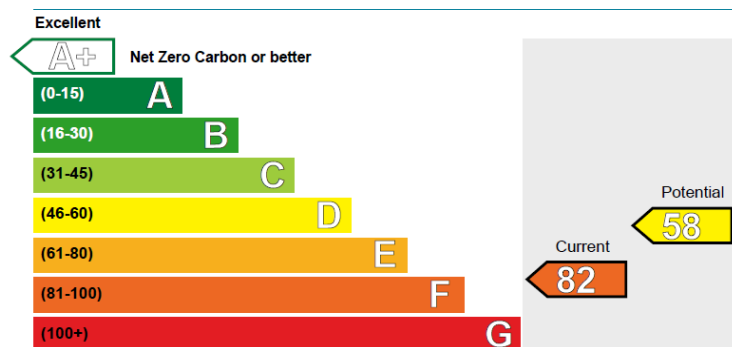


Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

## EPC





## Internal & External Photos

