

395 HIGH STREET, KIRKCALDY, KY1 2SG

PRICE REDUCED



PROMINENT BAR FREE OF TIE



- Prominent Town Centre Location
- Main Thoroughfare
- Extensively Refurbished
- Popular Live Music Venue
- £15,000p.a.x.
- Offers Over £170,000

LOCATION

The subjects are situated on the North West side of High Street at its junction with Dunnikier Road within a densely populated residential area of Kirkcaldy, parking is provided by way of free public car park accessed adjacent on Dunnikier Road.

The subjects are centrally located within Kirkcaldy, which is the main regional centre for the surrounding area and has a resident population of c. 50,000, approximately 25 miles North of Edinburgh on the East coast of Scotland within the Kingdom of Fife.

Fife is situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross along with Clackmannanshire. Fife has the third largest population in Scotland, with a resident population of c.360,000 and comprises 3 principle towns, Dunfermline, Kirkcaldy & Glenrothes.

SUBJECTS

The subjects comprise a ground floor public house within a larger 3 storey traditionally built structure overlaid by a pitched tile roof, benefitting from advertising onto the Esplanade & Coal Wynd.

Internally the subjects have been extensively refurbished by the previous tenant to include new flooring throughout, painting and decorating, bar area along with creation of live music suite along with renovated beer garden to the rear.

The subjects offer main bar servery, lounge area which doubles as a live music venue with stage along with well appointed kitchen, refurbished male and female w.c. facilities.

PROPOSAL

The subjects are available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a.x

Our client would dispose of their freehold interest for offers in excess of £185,000



E.P.C.

Available on request

V.A.T

The subjects have been elected for V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

DOCUMENTATION

Copies of the lease & deposit agreement are available on request.

FURTHER INFORMATION

Available via contacting the marketing agent

Jas Aujla
Will Rennie

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