

43 MAIN ST, MILTON OF BALGONIE, GLENROTHES, KY7 6PX



CHARMING RESTAURANT WITH LETTING ROOMS



- Situated in the Quaint Village of Milton of Balgonie
- High Calibre Fit Out
- Opportunity for Destination Restaurant & Board
- Private Car Park
- Fully Licensed
- Leasehold: £17,500per annum
- Freehold: £150,000

LOCATION

The subjects are situated on the North side of Main Street, East of its junction with Milton Brae from the A911 in the village of Milton of Balgonie. Milton of Balgonie is a small village in central Fife, Scotland. It is situated 2 miles to the east of Glenrothes between the nearby villages of Markinch and Coaltown of Balgonie to the west and Windygates to the east. Nearby attractions include Balgonie Castle which is situated between Milton and Coaltown within Glenrothes.

Glenrothes is a town situated in the heart of Fife, in east-central Scotland. It is about 30 miles north of Edinburgh and 30 miles south of Dundee.

SUBJECTS

The subjects comprise an extensive ground & 1st floor restaurant with bar and separate large apartment / letting rooms along with spacious car park.

The subjects offer spacious well presented restaurant and bar at ground floor with high spec kitchen, cellar and storage with male and female w.c facilities.

The restaurant has been decorated in a light decor with excellent spacing between tables comprising loose tables and chairs, with casual dining area around the bar.

The kitchen has been laid and fit out to a very high standard, fit for the most talented of chefs with hot plates, pizza ovens, ovens, grill & warming cupboards remaining in place along with freestanding fridges.

The upper floor is accessed via an internal timber staircase leading to a large corridor, off which are seven bedrooms, lounge, kitchen & utility cupboard. 2 bedrooms benefit from en-suite w.c's with the opportunity for upgrading the remaining suites to en-suite shower & w.c.

With some refurbishment, these could be utilised as letting rooms.

The site benefits from dedicated car park for up to c.12 cars, gas central heating & alcohol licence.





NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£7,200

Under the Scottish Govt small business rates relief scheme, the demise benefits from rates exemption.

PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term for £17,500 per annum.

Offers of £150,000 are invited for our clients freehold interest.

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request.

VIEWING

By appointment via the marketing agent

TITLE / LICENCE / FURTHER INFORMATION

Available upon request

Jas Aujla
Will Rennie

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