

67-71 HIGH STREET, INVERKEITHING, FIFE KY11 1NW

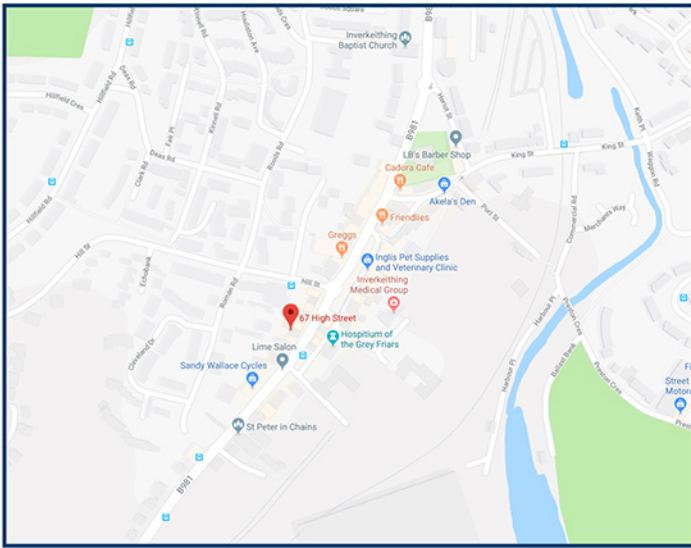


PROMINENT PUBLIC HOUSE

The subjects are situated on the West side of High St in the town of Inverkeithing, close to its junction with Hill Street opposite to the town's Civic Centre within the Kingdom of Fife.

Fife is situated between the Firth of Forth and the Firth of Tay with inland boundaries to Perth & Kinross and Clackmannanshire.

- Fully Fitted Bar
- Excellent Growth Potential
- 1,400sq ft
- Free of Tie
- £20,000p.a.x.



Location

Fife has the third largest local authority area by population, with a resident population of just below 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Neighbouring occupiers include, Stephens the Baker, Co-operative funeral care, Betfred, Scot-Mid & Lindsay Pharmacy



Subjects

The subjects comprise a ground floor public house within a larger 2 storey mixed use development of sandstone construction, having been rendered and painted, surmounted by a pitched slate roof with dormer windows.

The subjects benefit from single frontage with 2 no. windows flanking the access doorway. Internally the subjects are in good condition with seating provided by way of fixed bench and some loose tables and chairs, a substantial bar sits to the right hand side offering further high seating and standing area with w.c. facilities within the mid section of the bar and further area to the rear offering pool table / dance floor along with w.c. cellar and office facilities to the rear of the demise comprising a single storey extension surmounted by a flat roof overlaid by what we believe to be bituminous felt.

Internally the subjects are in good condition however would benefit from minor redecoration, the w.c. facilities and office are in good condition also.

NAV/RV

The subjects have been assessed and entered onto the valuation roll with an NAV/RV of;

£17,400

PROPOSAL

The subjects are available to lease on a new full repairing and insuring lease for a negotiable term for £20,000p.a.x.

V.A.T.

The subjects have been elected for V.A.T which will be payable on the rent

BREWERY TIE

The subjects are free of tie enabling any incoming occupier to negotiate with a brewery / distributor of their choice.

E.P.C.

Available on request.

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

T: 0141 2374324
E: info@tsapc.co.uk



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