



**The White Heather**  
**133 Hendry Road, Kirkcaldy, KY2 5DE**

Offers around £275,000

- Delightful stand-alone public house in busy residential area
- Large Lounge Bar/Public Bar & Function Room
- Fully fitted commercial kitchen
- Separate Owners House; Large Car Park

## SITUATION

The White Heather is located in the town of Kirkcaldy, on the edge of a large residential housing estate. Located on the Fife coast, Kirkcaldy is well situated a short 11.6 miles north of Edinburgh, and 27.6 miles south-southwest of Dundee. Kirkcaldy is a vibrant town which welcomes a great amount of visiting custom every year and provides a variety of activities for its visitors and locals. Being a coastal town, the town benefits from wonderful scenery providing lovely walks along the beach or woodland walks and formal gardens at the Beveridge Park. The White Heather itself is an eye-catching property with its prominent stand-alone position. There is a large retail park located close by providing passing trade regularly.

## THE PROPERTY

The White Heather is set over two principal floors, within a traditional detached building. At ground floor is the main lounge bar/public bar with a fully fitted kitchen. The bar area offers ample seating along with a pool table area. At first floor there is a private function room with its own bar area, there is also a small finishing kitchen.

Set in large grounds The White Heather benefits from a spacious private car park, there is also separate owners' accommodation which comprises a 2-bedroom house.

## TRADE

The White Heather has been rented out by our clients for several years and has become an established public house business. As the property has been tenanted, there are no trading accounts available.



## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

## SERVICES

Mains electricity, gas and water.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating is available on request.

## RATEABLE VALUE

The White Heather — Rateable Value £17,400 (1st April 2023)

## TENURE

Freehold

## FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## PRICE

Offers around £275,000 are invited for the heritable (freehold) interest in the property.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — LT@g-s.co.uk



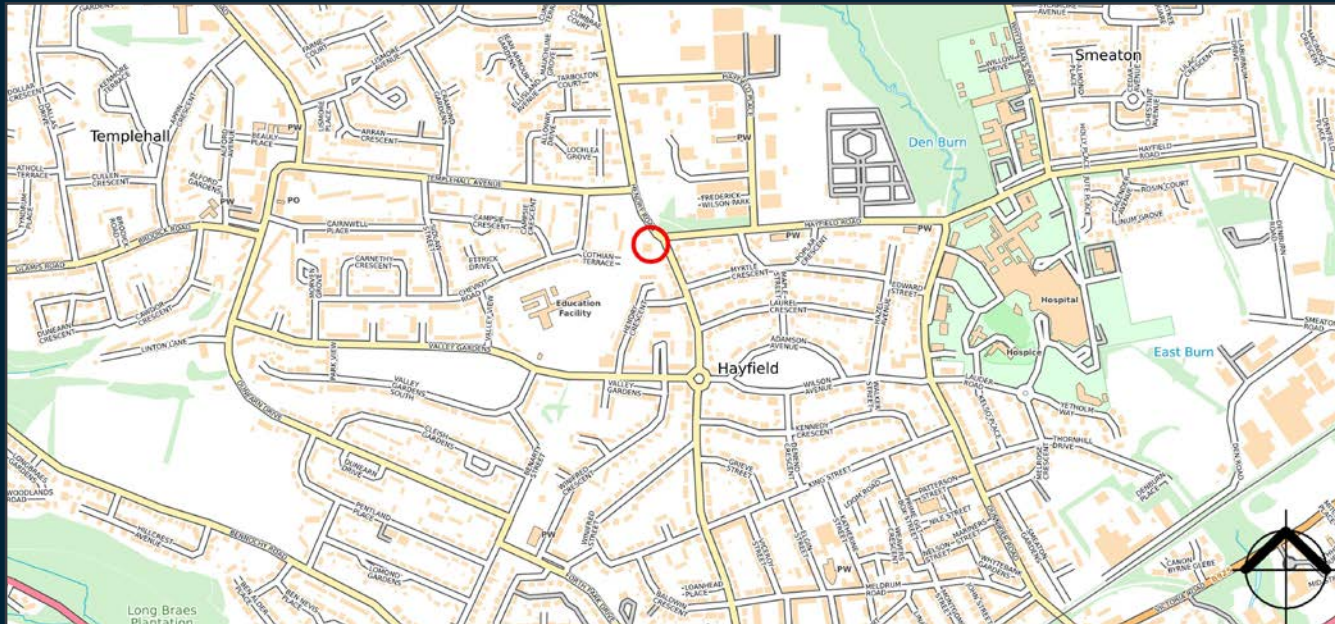
For any queries or to arrange a viewing, please contact —



**Martin Sutherland**  
Licensed Trade and Business  
Agent  
07768 704203  
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**Katie Tait**  
Agent — Hotel + Leisure  
07500 423941  
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**ANTI-MONEY LAUNDERING (AML) PROCESS**  
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

- IMPORTANT NOTICE**
1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
  2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
  3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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  5. A list of Partners can be obtained from any of our offices.
  6. Date of Publication: May 2023