







# TO LET / MAY SELL

## Public House

 395-399 High Street,  
Kirkcaldy, Fife, KY1 2SG

-  109.65 sq m (1,180 sq ft)
-  Prominent location
-  Busy thoroughfare
-  Alternative use potential
-  Ample free parking
-  No VAT payable

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole selling/letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

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## Location

Kirkcaldy is one of the principal towns in Fife and lies approximately 33 miles north from Edinburgh, 16 miles east from Dunfermline and some 7 miles south from Glenrothes. The town is also situated adjacent to the East Fife Regional Road (A92) which provides readily available road links to the motorway network of Central Scotland.

The subjects occupy a prominent corner position and are located on the west side of the High Street (A921), immediately at its junction with Coal Wynd. Good public transport links are available close by with frequent bus services operating from High Street. Nearby occupiers include Debroni Events, U Save and La Gondola.



## Description

The subjects comprise a ground floor restaurant and public house within a three storey building of stone construction under a pitched and slated roof. There is an extension to the rear. The accommodation on the floors above appears to be residential in nature. The property benefits from a bounded but open courtyard accessed from within the main bar area. In addition there is also a decked beer garden to the rear of the property.

Internally, the main bar area is open plan with customer welfare facilities and staff rooms to the rear. The floor is of a solid nature and is covered in commercial laminate. The walls are of plaster/paint and lighting is predominantly of recessed LED spot. The property benefits from a gas fired heating system. Stairs at the back of this area lead to additional function and ancillary space as well as access to the beer garden to the rear.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, kitchen & storage	109.65	1180

## Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £14,500 per annum. Quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest at offers over £125,000.



## Particulars

Rateable Value	£16,500
EPC	Available upon request
VAT	Not payable on the rent or sale price
Legal Costs	Each party responsible for their own

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