



# The Path Tavern

Ref: 5254995

7 Mid Street, Kirkcaldy, KY1 2PE

Freehold: £580,000

Traditional Pub & Restaurant

Commercial Kitchen

2 Letting Apartments

Regular Consistent Trade

Free of Tie and Good Barrelage

Prominent Road Side Location. EPC Rating E



The Path Tavern, located in the heart of Kirkcaldy, is a charming and historic freehold property that presents a unique opportunity for investors and entrepreneurs. This iconic establishment has been a cornerstone of the local community for many years and is now available for sale. Boasting a prime location and a rich history, the Path Tavern offers immense potential for a wide range of uses, including its continuation as a beloved pub or a transformation into a new and exciting venture.



### Location

Kirkcaldy is a coastal town and former Royal Burgh in Fife, on the east coast of Scotland. It is about 11.6 miles (19km) north of Edinburgh and 27.6 miles (44km) south-southwest of Dundee. The town had a recorded population of 49,460 in 2011, making it Fife's second-largest settlement and the 12th most populous settlement in Scotland.

The Path Tavern enjoys a strategic and highly accessible location in Kirkcaldy with the town being known for its vibrant community, picturesque waterfront, and excellent transport links. Situated in the heart of Kirkcaldy, making it a focal point for locals and visitors alike, it benefits from excellent visibility and foot traffic, well-connected to Edinburgh and other major cities via the A92 and Kirkcaldy Railway Station, making it a prime location for businesses seeking regional and tourist traffic.

The Path Tavern is surrounded by a variety of amenities, including shops, restaurants and cultural attractions. It is within walking distance of the town's beautiful waterfront, which offers stunning views of the Firth of Forth.

Kirkcaldy is known for its strong sense of community, and the Path Tavern has been a cherished part of this community for generations. Taking over this establishment provides an opportunity to build on this legacy and become an integral part of the town's social fabric.

### The Opportunity

The Path Tavern, established in 1750, one of the oldest pubs in Kirkcaldy, will appeal to an owner operator or a family looking to continue and build upon the current success. As there is letting accommodation above the premises this lends itself to an owners accommodation, or both apartments can be let out creating further revenue streams.

### Internal Details

#### Main Bar Area

A traditional bar area with bar stools round the main bar, loose wooden tables and chairs. Capacity is c.20 seated and 40 standing. There is a small office space located behind the bar service area.

#### Restaurant Area

A modern decorated and large space with its own bar/servery, ideal for functions or private events. Predominantly used for bar lunches and meals, the space is arranged with a mixture of wooden/upholstered chairs, wooden tables and bench style seating. Capacity is c.50 people seated.







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### Ground Floor

Male and female toilets are located between the bar and restaurant with a disabled/baby change cubicle at ground floor access.

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### Letting Accommodation

#### Apartment 1

Newly refurbished studio with sea views: kitchen, washing machine, gas hob, 2 x double bedrooms, bathroom with shower. Decked garden area to the rear.

#### Apartment 2

Split over two floors with fantastic sea views: 2 x double bedrooms, 1 x single room, bathroom with shower, kitchen, living room and dining room. Decked garden area to the rear.

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### Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.

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### External Details

Small partially covered beer garden to the rear which can accommodate c.20 people.

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### Staff

The Path Tavern is owner operated with the help of a small team of staff. Staff information will be provided on request, and after a formal viewing.

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### Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

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### Regulatory

Premises Licence

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### Trading Hours

Monday  
11.00am to 8.00pm

Tuesday  
11.00am to 10.00pm

Wednesday & Thursday  
11.00am to 11.00pm

Friday and Saturday  
11.00am to 12.00 midnight

Sunday  
2.00pm to 10.00pm

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### Tenure

The business is being offered as a freehold sale, including the two apartments.

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### Business Rates

The Rateable Value as of 1 April 2023 is £15,700. Confirmation of actual rates payable can be obtained from the local Authority.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Simon Watson

Business Agent - Hospitality

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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