

Bonnybank Inn

Ref: 5265435

1 Cupar Road, Kennoway, Leven, KY8 5SX

Freehold: £595,000

Busy Restaurant with Bar

2 Letting Apartments

Prominent Roadside Location

 **CHRISTIE & CO**
Fully Fitted Commercial Kitchen



christie.com

An excellent opportunity to acquire a well performing restaurant and bar in Fife.

Our clients have owned the business since 2019 and are looking to exit due to other business priorities. The Bonnybank Inn would be well suited to an owner operator or could compliment an existing portfolio due its high level of turnover.

Location

Kennoway is a village in Fife, Scotland, near the larger population centres in the area of Leven and Methil. It had an estimated population of 4,570 in 2020. It is about three miles inland from the Firth of Forth, north of Leven and approximately 10 miles north-east of the coastal Burgh of Kirkcaldy.

Kennoway is a tranquil village with many attractions including a historic bridge crossing the burn, an ancient well, secret caves and the Maiden Castle, a medieval, manmade knoll where a fort once stood.

The Opportunity

An excellent opportunity to acquire a well performing business situated in the Fife town of Kennoway, overlooking the Firth of Forth and Leven. The business has built a great reputation welcoming both locals and tourists since rebranding and opening in 2019. Our clients are now looking to sell to concentrate on other business priorities. Bonnybank Inn would be well suited to an owner operator, family or could also compliment an existing portfolio due to its high level of turnover.

The business currently trades as a Mexican restaurant and bar offering authentic Mexican cuisine which are all prepared by a well established kitchen team.

Bonnybank Inn boasts exceptional reviews across online platforms such as Google, TripAdvisor and Facebook.

Internal Details

The bar and restaurant is situated at ground level and can accommodate for around 100 via a mixture of moveable tables and chairs, with the bar to the left of the property.

Located at ground level, to the rear, is a fully fitted commercial kitchen, cellar and dry store.

Male toilets are located within the bar area, whilst the female toilets are situated to the rear in the main restaurant area.

Fixtures & Fittings

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.

Trading Hours

Wednesday to Friday
5.00pm - 10.30pm

Saturday to Sunday
12.00pm - 10.30pm

Staff

All employees will transfer with the sale under TUPE.

Trading Information

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



Letting Accommodation

Included in the sale are two recently refurbished apartments located above the property with access to the rear via a separate staircase and hallway with storage for luggage or golf clubs.

Apartment 1 - Cancun

A spacious well furnished apartment, two double bedrooms (one with an ensuite shower room), dining room, fully equipped kitchen, living room and main bathroom.

Apartment 2 - Cabo

A spacious well furnished apartment, two double bedrooms (bedroom one with ensuite shower room; bedroom two has a small balcony) studio open plan kitchen and living room.

External Details

Outside seating is located to the front of the property with picnic benches seating c.30 people.

Large stone chipped car park to the rear can accommodate 20 cars. There is a bin store self-contained within car park.

Regulatory

Premises License

Business Rates

The Rateable Value is £12,700 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

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
M:+4477 5455 9534
E:simon.watson@christie.com
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.



For full information on Christie Insurance please call 03330 107189