



## Vacant Bar & Nightclub

Ref: 5254957

68 High Street, Kirkcaldy, KY1 1NB

To Rent: Offers Invited, Annual Rent: Negotiable

Busy Town Centre Location

High Footfall Area

Potential F&B Opportunity

2 Fully Fitted Bars & Function Room

7 Day Premises Licence

Energy Rating E



The venue offers a great opportunity for an experienced operator working within the licensed sector. Benefiting from its prime location in a high foot fall area within the busy Kirkcaldy Town Centre, a food offering could be introduced to increase revenue streams and the business would benefit from operating 7 days (currently 2 days).



### Location

Kirkcaldy is one of the largest towns in Fife and is often referred to as the 'Lang Toun'. It lies on the coast of the Forth and is only a short drive to other surrounding towns such as Dunfermline (14 miles) via the M90 and Glenrothes (7 miles) and Leven (10 miles) along the A92. The town also benefits from excellent public transport links connecting Kirkcaldy to the major cities of Edinburgh, Dundee & Aberdeen.

The bar & club is prominently located in the centre of Kirkcaldy's High Street and is close to a number of commercial, retail and residential properties.

### Lease Terms

- Landlord - Private
- Rent - Offers invited
- Asking Premium - Offers invited
- Term - 10 or 15 years
- Rent Review - every 5 years
- Licensed Premises

### The Opportunity

A great opportunity for an experienced operator currently working within the licensed sector, a hands on operator in particular could improve upon a well located town centre business.

A food offering could be introduced to increase revenues and drive performance, there is potential to increase opening hours and potentially introduce a new daytime concept to provide supplementary income.

The premises is currently being offered as 'Free of Tie' and therefore a new tenant is able to negotiate buying terms with suppliers of their choice.

### Staff





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### Internal Details

Entry to the property is through a single recessed door from High Street. A staircase provides access to the first floor where the spacious bar and club is located. The venue has a capacity for 250 with a mix of booth seating and poser tables. The cloakroom is positioned towards the rear where the exit door gives access to the smoking area.

On the second floor there is a small kitchen and function room (currently not used). The kitchen could be utilised as a commercial kitchen subject to planning permission with the function room being used for private events. Male and female toilets are situated on the second floor, along with an office and storage facilities.

The beer cellar is on ground floor and can be accessed via an internal staircase to all floors.



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### External Details

The property benefits from a smoking area which is located to the rear. There is also a small private car park with space available for four cars.

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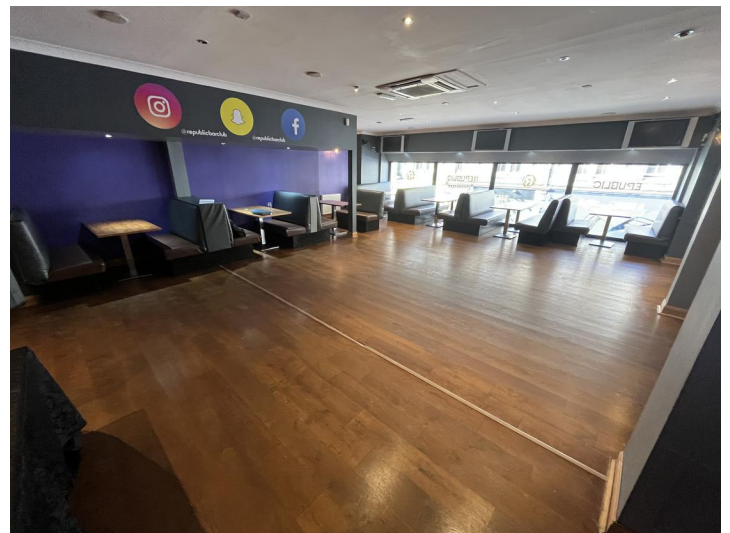
### Fixtures & Fittings

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### Trading Hours

The business has a 7 day Licence however, this was not fully utilised and was only trading the following hours previously:

Friday and Saturday  
10.00pm to 3.00am



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### Business Rates

The Rateable Value as of 1 April 2023 will be £16,500. Confirmation of actual business Rates payable should be obtained from the local Authority.

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### Regulatory

Premises Licence

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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:

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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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