



The Path Tavern

- Traditional Pub & Restaurant
- Commercial Kitchen
- 2 Letting Apartments
- Regular Consistent Trade
- Free of Tie and Good Barrelage
- Prominent Road Side Location. EPC Rating E

7 Mid Street, Kirkcaldy, KY1 2PE

Freehold: Guide Price £490,000

Ref: 5254995

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.

DESCRIPTION

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.

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.



GROUND FLOOR

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

FIXTURES & FITTINGS

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





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.

EXTERNAL DETAILS

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

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.

TRADING INFORMATION

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

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

REGULATORY

Premises Licence

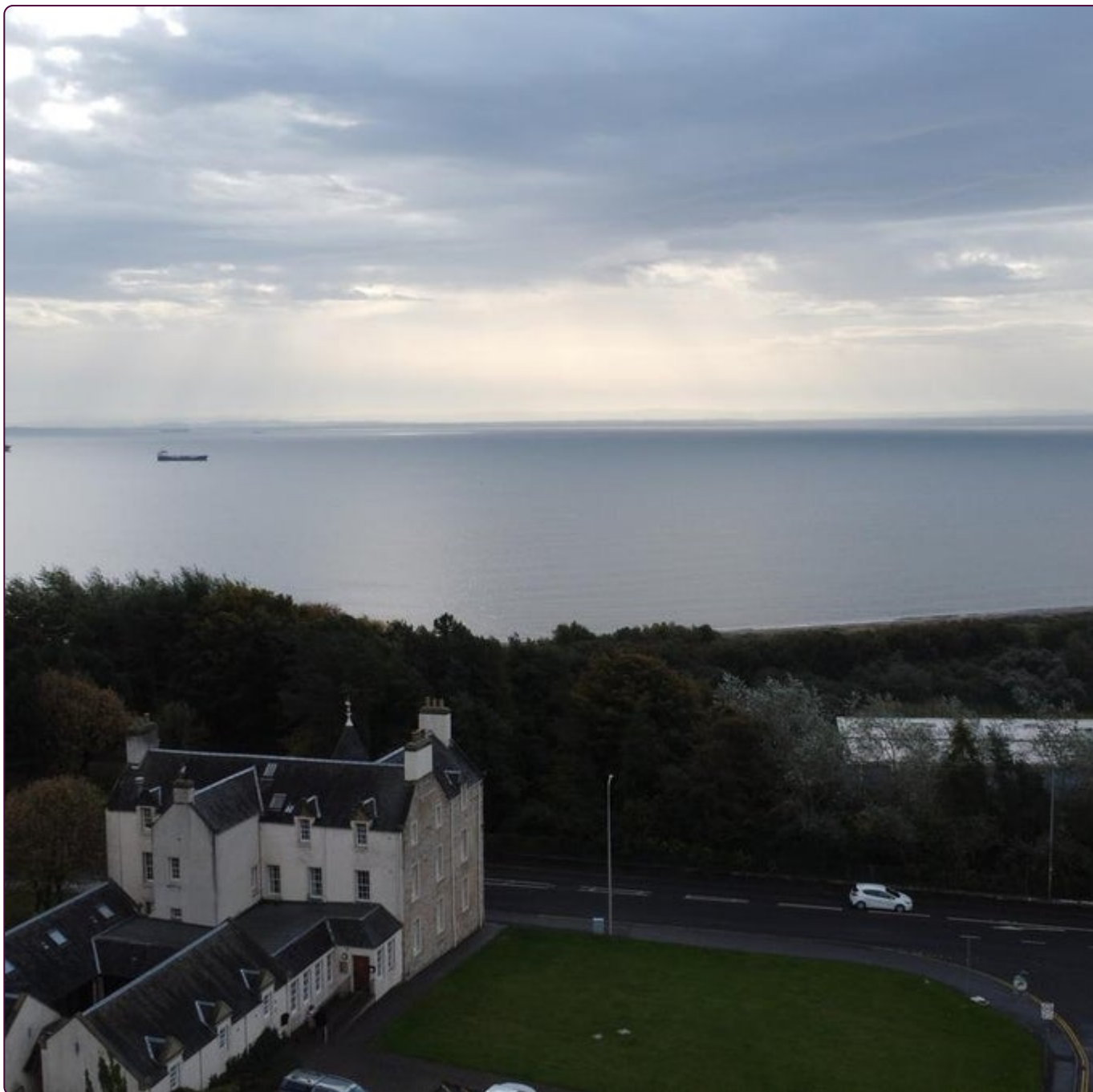
TENURE

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

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.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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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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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

