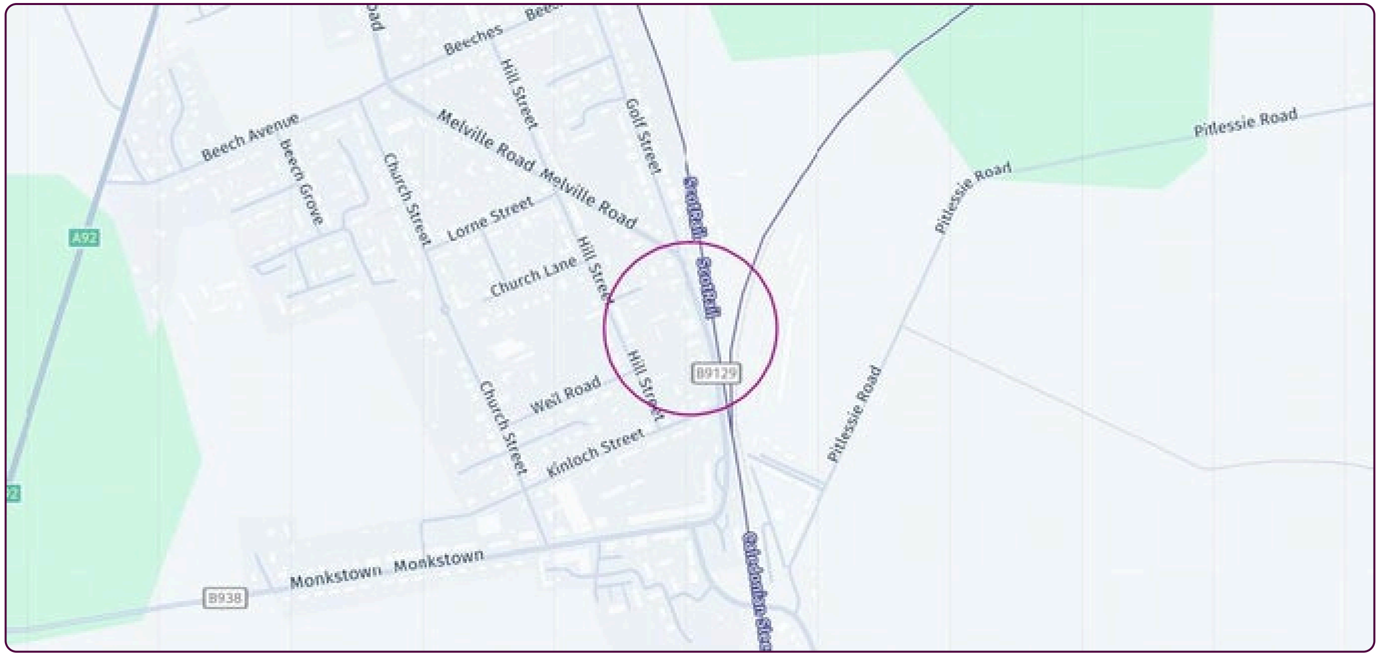
GOLF INN @ LADYBANK

Victoria Road Ladybank, Cupar, KY15 7LJ

FREEHOLD: GUIDE PRICE - £395,000 | REF: 5255056

KEY HIGHLIGHTS

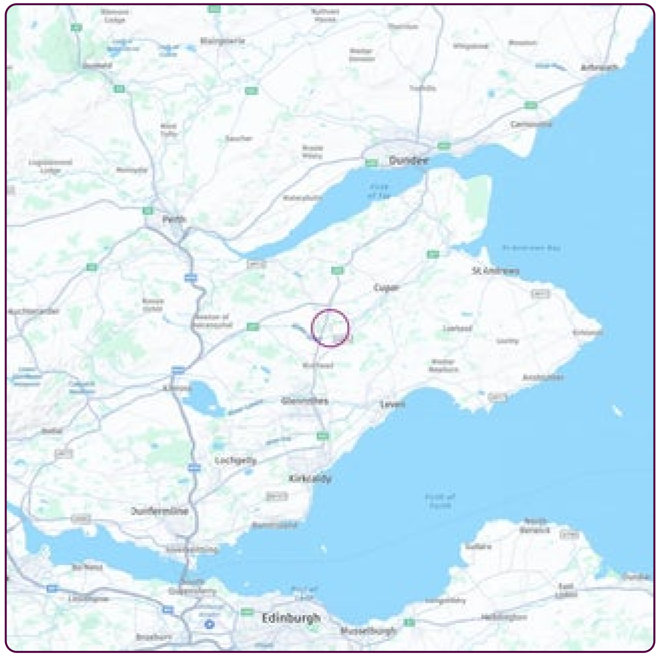
- Pub, Restaurant & Functions
- Cafe & Takeaway
- 2 Bedroom Self-Contained Owners Accommodation
- Strong Local & Passing Trade
- Close Proximity to popular Ladybank Golf Club
- EPC Rating D



LOCATION

The Golf Inn @ Ladybank enjoys a prime trading position on Victoria Road in the heart of the popular Fife village of Ladybank. This attractive semi-rural location benefits from excellent connectivity via the A92, providing swift access to Dundee, Dunfermline and beyond. St Andrews and Dundee are both within a 20-minute drive, while Edinburgh can be reached in under an hour.

Positioned close to Ladybank Railway Station on the East Coast main line, the property benefits from strong footfall and accessibility with direct links to Aberdeen, Inverness and London. The surrounding area is renowned for world class golf courses, making this an exceptional destination for both locals and visitors alike.



THE OPPORTUNITY

The Golf Inn @ Ladybank presents an excellent opportunity to acquire a well established village pub with strong local support and passing trade linked to the nearby golf course and commuter traffic. There is clear potential to enhance turnover through the introduction of a food offering, events, or extended trading styles. The inclusion of owner's accommodation makes this an attractive lifestyle business.

The business enjoys a strong local following, excellent reputation and a proven trading model while still offering clear scope for further growth under new ownership.

DESCRIPTION

The Golf Inn @ Ladybank is a traditional public house arranged over ground and upper floors with well presented trading areas and private owner's accommodation above. The property offers a solid, established trading base with scope to develop further.

INTERNAL DETAILS

A charming detached property that's been extensively refurbished, the Golf Inn @ Ladybank has been upgraded to create a warm stylish and very workable trading space. Inside, there's an inviting entrance vestibule that leads through to a well presented public bar and a comfortable lounge area. The overall feel is a good mix of modern finishes and retained character with features such as a wood-burning stove helping to create a really welcoming environment.

The Bunker Café is accessed both internally and via its own front entrance, giving it a strong identity as a separate income stream. It's a versatile space where customers can sit in, takeaway or order via the hatch. The current setup includes a bakery display fridge, service counter, coffee machine and seating for around 10 covers. It works well as a café, farm shop, takeaway and informal community space.

To the rear, the function room can be accessed from within the property or independently. It comfortably accommodates around 70 seated or up to 100 for functions. The current owners have invested well in this area creating a modern and flexible events space with a stage, lighting and sound system, making it ideal for weddings, parties, live music and comedy nights.


THE BUNKER CAFE

OWNER'S ACCOMMODATION

The owner's accommodation comprises a self-contained two bedroom flat located on the upper floor. The accommodation typically includes a lounge, kitchen, bathroom and two bedrooms, providing comfortable on-site living suitable for owner operators.

FIXTURES & FITTINGS

The business is offered fully equipped with high-quality fixtures, fittings and equipment throughout including bar systems, café infrastructure and a fully fitted events space with lighting, stage and sound system allowing for a seamless transition for new ownership.

All personal belongings will be removed before the sale completes.

EXTERNAL DETAILS

Our clients have created an excellent west-facing beer garden which has been landscaped and fully enclosed. It's a real asset to the business and is heavily used throughout the summer months for outdoor drinking, dining, BBQs and events.

To the front, there is a well thought out takeaway hatch which serves both the local community and passing visitors, with external seating positioned nearby.
There is also a well designed smoking area located to the side and rear, incorporating a partly covered space which has been upgraded and works well in all weather.

To the rear, there is a substantial area of ground along with outbuildings and an office providing useful additional space for the business.

STAFF

The business is currently operated with a small team of staff. Details can be made available upon request.

TRADING INFORMATION

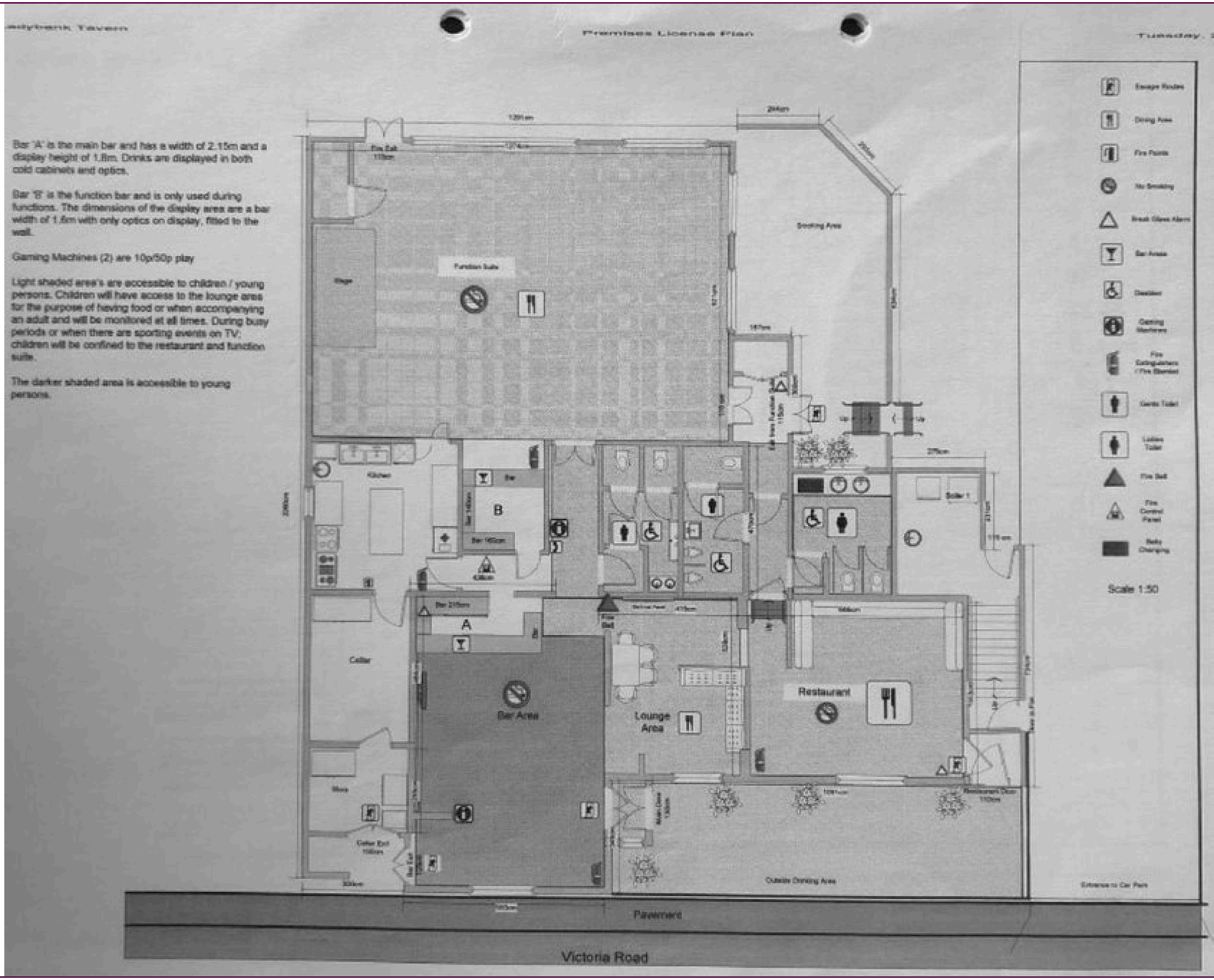
Trading information will be made available to seriously interested parties following a formal viewing.

REGULATORY

The business operates under a premises licence with full Class 3 consent.

BUSINESS RATES

The Rateable Value is £7,000 as of 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.



Premises License Plan
Bar "A" is the main bar and has a width of 2.15m and a display height of 1.8m. Drinks are displayed in both cold cabinets and optics.
Bar "B" is the function bar and is only used during functions. The dimensions of the display area are a bar width of 1.6m with only optics on display, fitted to the wall.
Gaming Machines (2) are 10p/50p play
Light shaded area's are accessible to children / young persons. Children will have access to the lounge area for the purpose of having food or when accompanying an adult and will be monitored at all times. During busy periods or when there are sporting events on TV; children will be confined to the restaurant and function suite.
The darker shaded area is accessible to young persons.
Function Suite
Stage
Smoking Area
Kitchen
B
A
Cellar
Bar Area
Lounge
Area
Restaurant
Outside Drinking Area
Pavement
Victoria Road
Scale 1:50

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.

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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.

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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