



# Stag Inn

- Bar & Restaurant (50)
- Town Centre Location
- Popular Area with Tourists
- Leased with Vacant Possession
- Fully Equipped Commercial Kitchen
- Energy Rating G

*Mill Wynd, Falkland, Cupar, KY15 7BT*

*Leasehold: £30,000*

*Annual Rent: £20,000 (Tied) - £30,000 (FOT)*

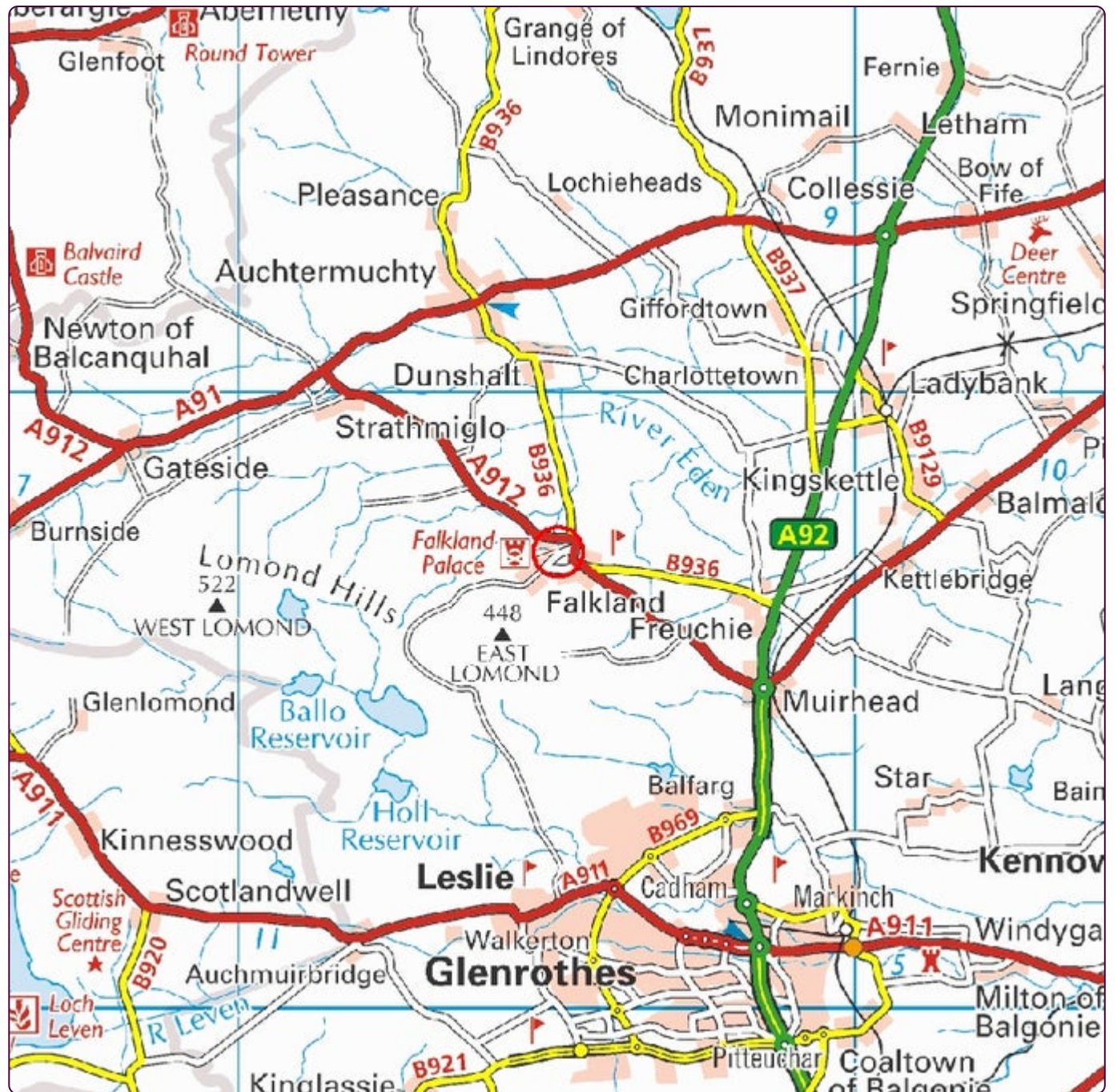
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## LOCATION

The Royal Burgh of Falkland is an attractive and sought after village located in the heart of Fife, at the foot of the Lomond Hills. This picturesque conservation village is famed for the Royal Palace which dominated the centre of the village. Construction on the Palace began in 1500 by James IV and this attraction draws a high number of tourists and visitors to the area all year round.

The Stag Inn is within close proximity to Cupar, Kirkcaldy and Glenrothes. In addition the cities of Dundee and Perth can be accessed within a 30 minute drive, Edinburgh under an hour and Glasgow just over an hour.

The business has a prominent trading position just off the main High Street, an excellent location to serve the local community as well as visitors.





## DESCRIPTION

A rare opportunity to lease a licensed bar and restaurant in the popular area of Falkland, which would suit an owner operator or couple to grow and develop what has been a very successful business in the past.

The current tenant has decided to focus on other local interests but has built a great reputation amongst locals and visitors over the years.

## THE OPPORTUNITY

The current tenant has operated the business for around two years and is now looking to focus solely on other interests, presenting a fantastic opportunity for an owner operator or couple to further develop an already reputable business. The property is in excellent walk-in condition and therefore would not require any capex prior to any trading.

At present the business trades as a tranquil pub/restaurant serving home made food and offering a wide drink selection. It would however suit a variety of different concepts and cuisines going forward.

The Stag Inn boasts great reviews on TripAdvisor and Google as well as having a strong following on Facebook.

## INTERNAL DETAILS

Access to the main restaurant and lounge area is via a single door to the front of the property. The lounge can accommodate for around 50 via a mixture of wooden tables and chairs, as well as individual leather sofas. A fully fitted commercial kitchen is to rear and leads to a spacious cellar.

A fitted bar is to the left with male and female toilets situated directly opposite.

## FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items).

## TENURE

Leasehold - £20,000 per annum (Tied)  
- £30,000 per annum (Free of Tie)







## EXTERNAL DETAILS

An "L" shaped bungalow style property with a pitched and slated roof.

A small seating area is located to the the front with limited parking available on a first come first served basis. Although there is no beer garden at present, there is ample space to the rear which could be converted going forward.



## REGULATORY

Premises Licence

## BUSINESS RATES

Current Rateable value as of 1 April 2023 is £19,100.

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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## 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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#### CONDITIONS OF SALE

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