



Vacant Bar & Nightclub

68 High Street
Kirkcaldy
KY1 1NB

To Rent: Offers Invited
Annual Rent: Negotiable

Ref: 5254957

KEY HIGHLIGHTS

- Busy Town Centre Location
- High Footfall Area
- Potential F&B Opportunity
- 2 Fully Fitted Bars & Function Room
- 7 Day Premises Licence
- Energy Rating E

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





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.

DESCRIPTION

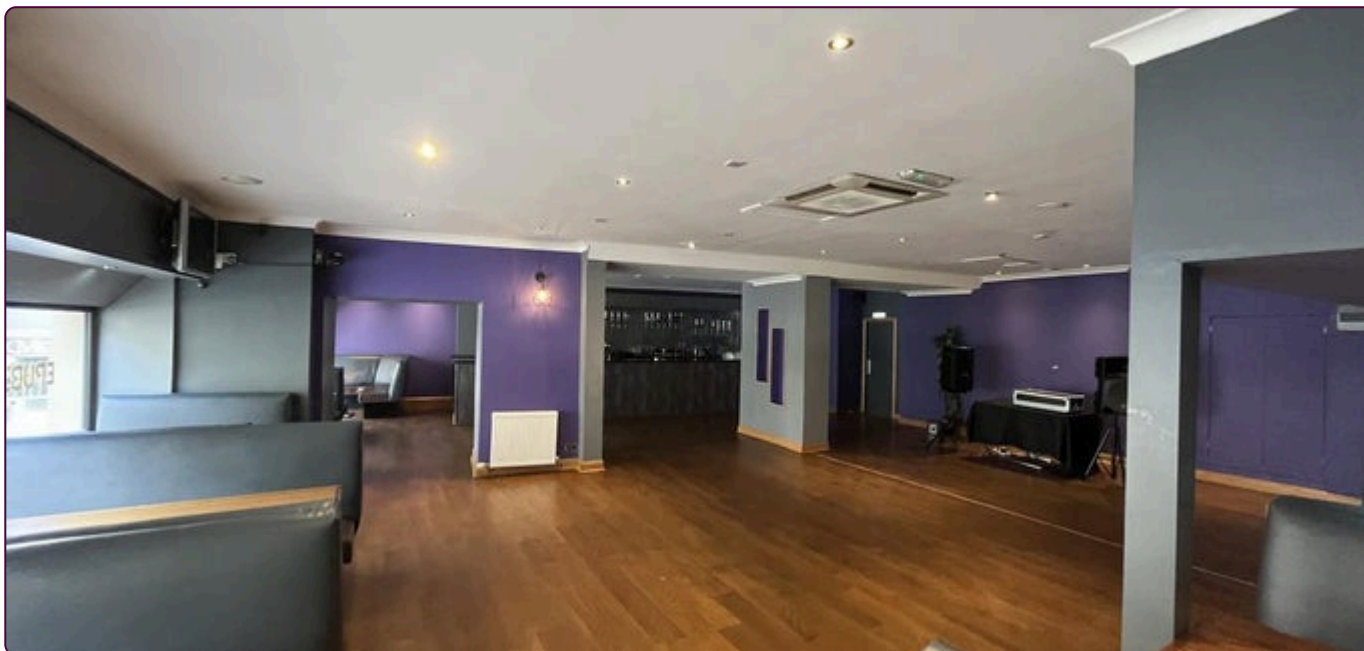
The venue offers a great opportunity for an experienced operator working within the licensed sector. Benefiting from it's prime location in a high foot fall area within the busy Kirkcaldy Town Centre, a food offering could be introduced to increase revenue streams and the business would benefit from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

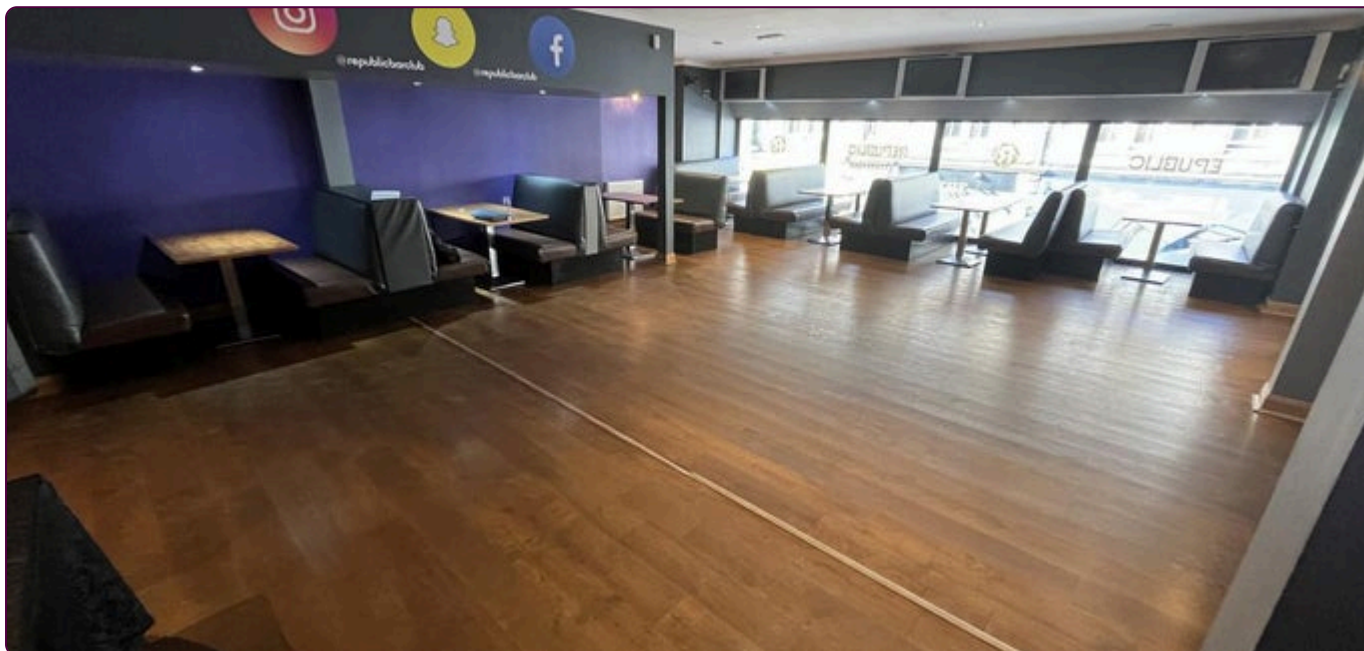
INTERNAL DETAILS

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.





LEASE TERMS

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

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

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.

REGULATORY

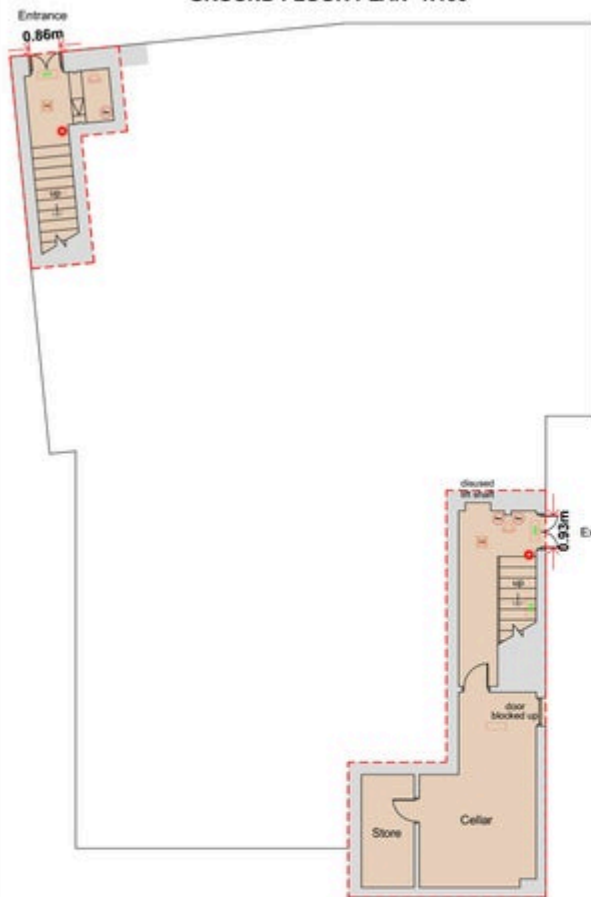
Premises Licence

BUSINESS RATES

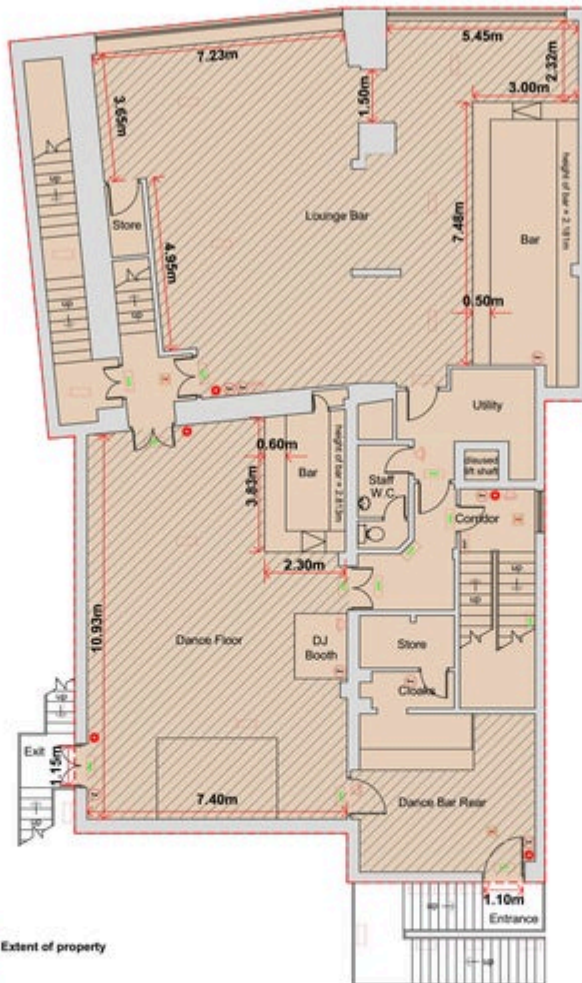
The Rateable Value as of 1 April 2023 will be £16,500. Confirmation of actual business Rates payable should be obtained from the local Authority.



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100



SITE LOCATION PLAN 1:1250



Extent of property

Extent of customer area
 Dance Floor area = 71.07m²
 Public occupancy of Premises (based on occupancy load factor of 0.7) = 102 persons

Lounge Bar area = 100.01m²
 Public occupancy of Premises (based on occupancy load factor of 0.5) = 200 persons

Function room area = 33.28m²
 Public occupancy of Premises (based on occupancy load factor of 0.5) = 60 persons

Dance Bar Rear area = 17.68m²
 Public occupancy of Premises (based on occupancy load factor of 0.7) = 25 persons

General Notes

Fire fighting equipment to comply with the British Standard EN3, British Standard 7863:1996, British Standard 5306-3:2000 and British Standard 5306-8:2000.

The applicant must ensure that the upholstered furniture satisfies the Cigarette and Match Ignitability. Test specified in British Standard 5852:1990 (1998). (Note for existing furnishings only).

A Certificate of Compliance to the aforementioned British Standards should be issued by a competent person and forwarded to the Fire Authority prior to, or on the date of final inspection of the premises.

Position of fire extinguishers	Emergency lighting	Heat Detector
Sounder	Overdoor emergency exit luminaire	Overdoor emergency exit non-luminaire
Break glass call point		

DM HALL CHARTERED SURVEYORS 27 GERRARD STREET LONDON W1D 6JF 020 7494 1234 www.dmhalls.co.uk	Project: Bar Music, Natchua 60 High Street Exmouth EX1 1AP	LICENSING (SCOTLAND) ACT 2005 Licence No: 19-19-00647 Date: 10/10/2019 Validity: 12/10/2020
	Signature: Date: Name:	

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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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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E: simon.watson@christie.com

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.

