



Eighty Five

Ref: 5254985

85 High Street Leslie, Glenrothes, KY6 3DQ

Leasehold: £10,000, Annual Rent: £26,000

Closed Leasehold Public Bar

High Street Location

Currently being refurbished

On-street parking

Commercial Kitchen

Option to buy Freehold. Energy Rating E



Eighty Five is an established public bar located on the popular High Street of Leslie. A large end of terrace building it is a two storey traditional built property. The business would be a great first time purchase or an ideal acquisition to an already experienced operator.



Location

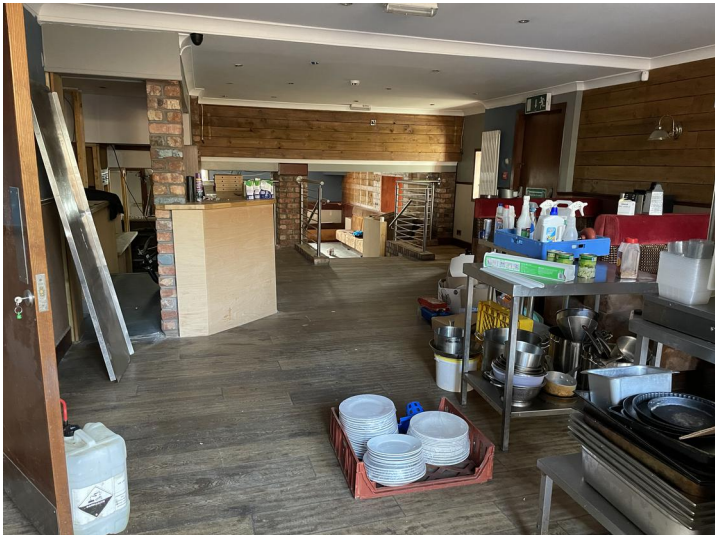
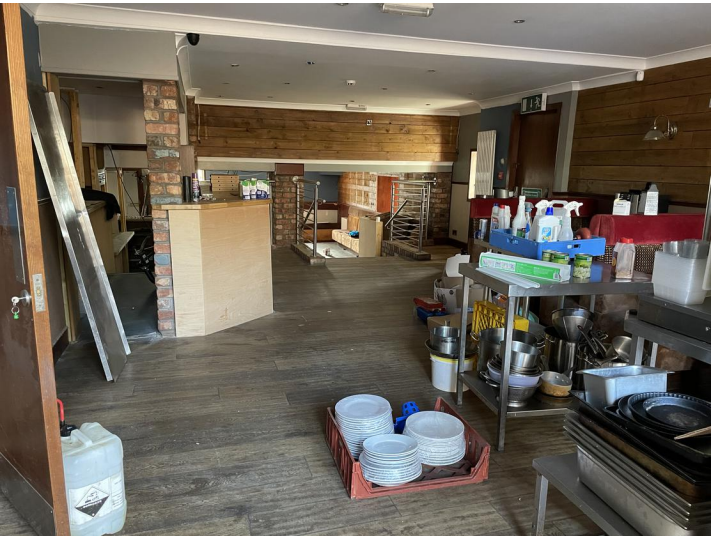
Leslie is a large village and parish on the northern tip of the River Leven Valley, to the west of Glenrothes in Fife. According to the population estimates (2006), the village has a population of 3,092.

Leslie is a linear settlement with the historic High Street as its main focus. A large proportion of housing in Leslie is traditional however, there are concentrations of more contemporary housing in the west of the village. The High Street contains a number of community facilities including shops, pubs, restaurants and a dentist.

Internal Details

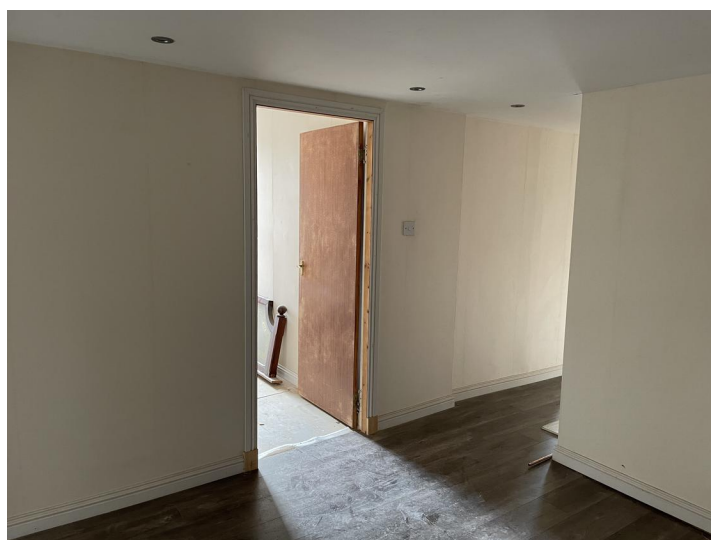
Eighty Five is currently undergoing extensive refurbishment. Upon entering the property the interior of the building offers a spacious bar area along with an eating area towards the rear and next to the commercial kitchen.





Letting Accommodation

Two large flats are located above the premises and can be easily utilised to offer accommodation for any new incoming operator. Like the downstairs area, both flats are being completely refurbished and will be finished to the highest of standards offering comfortable accommodation.



Tenure

New Leasehold opportunity offered with an initial rental of £26,000 per annum.

Business Rates

The Rateable Value as of 1 April 2023 is £10,400. Confirmation of actual rates payable can be obtained from the local Authority.

The Opportunity

Eighty Five is a purchase that will appeal to a number of buyer types. With the complete refurbishment of the property under way it will offer to the operator a modern take on a very well established bar in Leslie

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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