

DM HALL

For Sale

**Coffee shop/
Restaurant**

**Campbell's Coffee
House & Eatery,
The Cross,
High Street,
Falkland
KY15 7BU**



**190.61 SQ M
2052 SQ FT**

Property Details

- High quality coffee shop with approx. 40 covers
- Coffee shop/restaurant use/Class 3 consent
- Well-equipped commercial kitchen
- Offers over £275,000 are being sought for the heritable asset, goodwill, fixtures and fittings.

LOCATION:

Falkland is an historic, conservation village, parish and former Royal Burgh in Fife. It lies between the two Lomond Hills and is a popular tourist destination with visitors touring Falkland Palace.

With a resident population of approximately 1,041 people, Falkland lies approximately 6 miles to the north of Glenrothes, the main administrative and commercial centre for the area, and 20 miles south-west of the historic university town of St Andrews.

The property is located in a prominent position the heart of the village shown on the undernoted plan:

DESCRIPTION:

The subjects comprise a prominent high-quality coffee shop and well-equipped commercial kitchen with storage arranged over the ground and basement floors of an attractive C Listed three-storey building of traditional stone construction under a pitched and slated roof.

Internally, the main coffee shop is light and spacious. There is a large La Spaziale commercial coffee machine and sales area adjacent to a well-appointed commercial kitchen, which benefits from a range of catering equipment including a new Rational iCombi Pro oven, Rational Self Cooking Senses oven, dishwashers, hob and stainless steel preparation areas.





Property Details

The large basement can be easily accessed from the rear kitchen door down stone steps. It has ample storage and is well lit. It houses a large walk-in Rivacold freezer, large walk-in Mistral refrigerator, gas boiler and large unvented William Wilson Express water heater.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Coffee shop & Kitchen	91.85	989
Basement	Storage	98.76	1063
TOTAL		190.61	2,052

PRICE:

Offers over £275,000 are invited for the goodwill, fixtures and fittings available and the freehold interest of the commercial property.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,200 per annum.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.



VAT:

All prices quoted are exclusive of VAT, which may be charged.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.