

DM HALL

For Sale

**Class 3 Premises
— Coffee House /
Restaurant**



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

**167.36 SQ M
1,801 SQ FT**

Property Details

- High quality coffee shop with approx. 40 covers
- Coffee shop / Restaurant / Class 3 consent
- Well-equipped commercial kitchen
- Business closed
- Offers over £250,000 are being sought for the heritable asset, 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 in the heart of the village, set within a popular and picturesque square containing the Bruce Fountain and Mercat Cross. For both visitors and locals, the premises enjoys regular passing traffic and footfall.

With neighbouring occupiers including Fayre Earth, Antiques & Fiddle Shop, Town House Deli and The Covenanter Hotel, it is a popular hub for commercial occupiers and the perfect spot for a new venture to become part of this thriving, characterful square. The neighbours directly above the subjects consist holiday let apartments with guests making use of the convenient eatery below during occupation.

The location of the subjects is shown on the undernoted plan:

DESCRIPTION:

The subjects comprise a prominent high-quality coffee shop and fully equipped commercial kitchen capable for restaurant use serving 40 covers. Generous storage is 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.







Property Details

Internally, the coffee shop is modern yet traditional, light and spacious. There is a large La Spaziale commercial coffee machine, display counter and sales area adjacent to the well-appointed commercial kitchen. The kitchen 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 maintained to an immaculate standard.

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	Café & Kitchen	91.85	989
Basement	Storage	98.76	1063
TOTAL		190.61	2,052

PRICE:

Offers over £250,000 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.

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Regulated by
RICS

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:

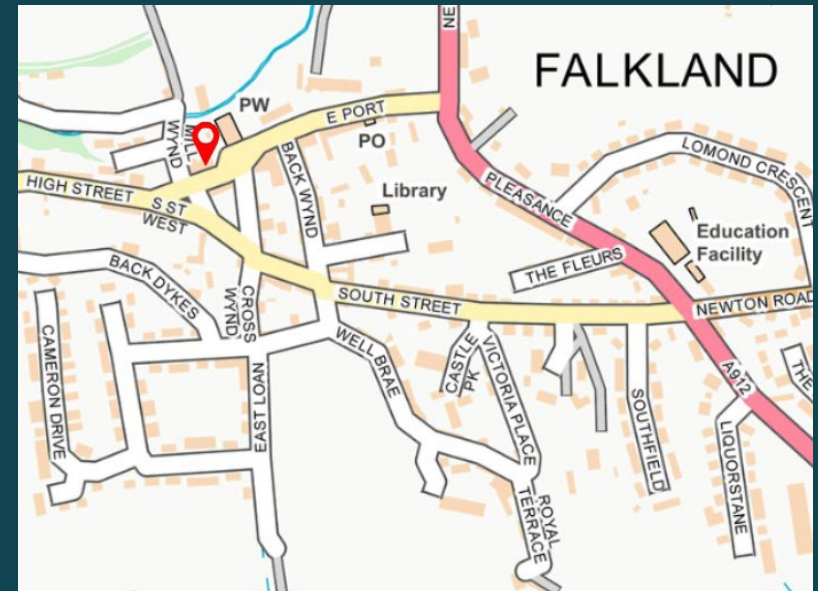
All prices quoted are exclusive of VAT, which may be charged.

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 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

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