

On the Instructions of the Iona Pub Partnership

THE KINGS ARMS

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LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POPULAR LOCATION
- > FREE OF TIE OPPORTUNITY
- > RENTAL: £10,700 PER ANNUM

TO LET

KINGS ARMS LOCHGELLY, 34-36 AUCHTERDERRAN ROAD, LOCHGELLY, KY5 9DJ

CONTACT: Gary Louttit MRICS, APAEWE g.louttit@shepherd.co.uk

07809 492 562

www.shepherd.co.uk



LOCATION

The property is situated on a busy main road within close walking distance to the centre of Lochgelly. The surrounding area is mainly residential and this unit would be suitable for an operator who wishes to become the hub of the community.

TRADE SPACE & FACILITIES

The Kings Arms is situated on a busy main road within close walking distance to the centre of Lochgelly. The surrounding area is mainly residential and this unit would be suitable for an operator who wishes to become the hub of the community.

The property has been fitted out to a high standard and is in excellent condition. It comprises of a main bar with ample seating, pool and darts area. The unit also benefits from a kitchen so a food offer can be developed. This is an opportunity for someone to imprint their personality on this unit whilst delivering great standards, sport and food.

Large bar and Sports area with pool table and darts facilities away from the main bar area.

RENTAL

Offers in excess of £10,700 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a **rateable value of £7,800.**

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

TRADING VOLUMES

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
2019/20	-	-	-	-	-
2020/21	-	-	-	-	-
2021/22	-	-	-	-	-
Volume notes					

RENT INFORMATION

Annual rent £10700 per annum

Weekly rent £205.21 per week fixed

Rateable Value £7800 **Legal** £300

Deposit £3000 **Stocktaking fees** -

Fixtures & fittings £1500 **Working capital** £3000

Other costs - **Total entry costs** £7800

Additional notes Free of Tie , FRI Lease

BUSINESS INFORMATION

Total entry costs:

£7800

Annual rent:

£10700

Agreement:

Free of Tie 3 or 5 year agreement available

Drinks tie:

-

TRADESPACE & FACILITIES

Beer Garden: ✓ **Smoking area:** ✓

Kitchen: ✓ **Community:** ✓

Single bar: ✓ **Dog Friendly:** ✓

Village pub: ✓ **Accommodator** ✓



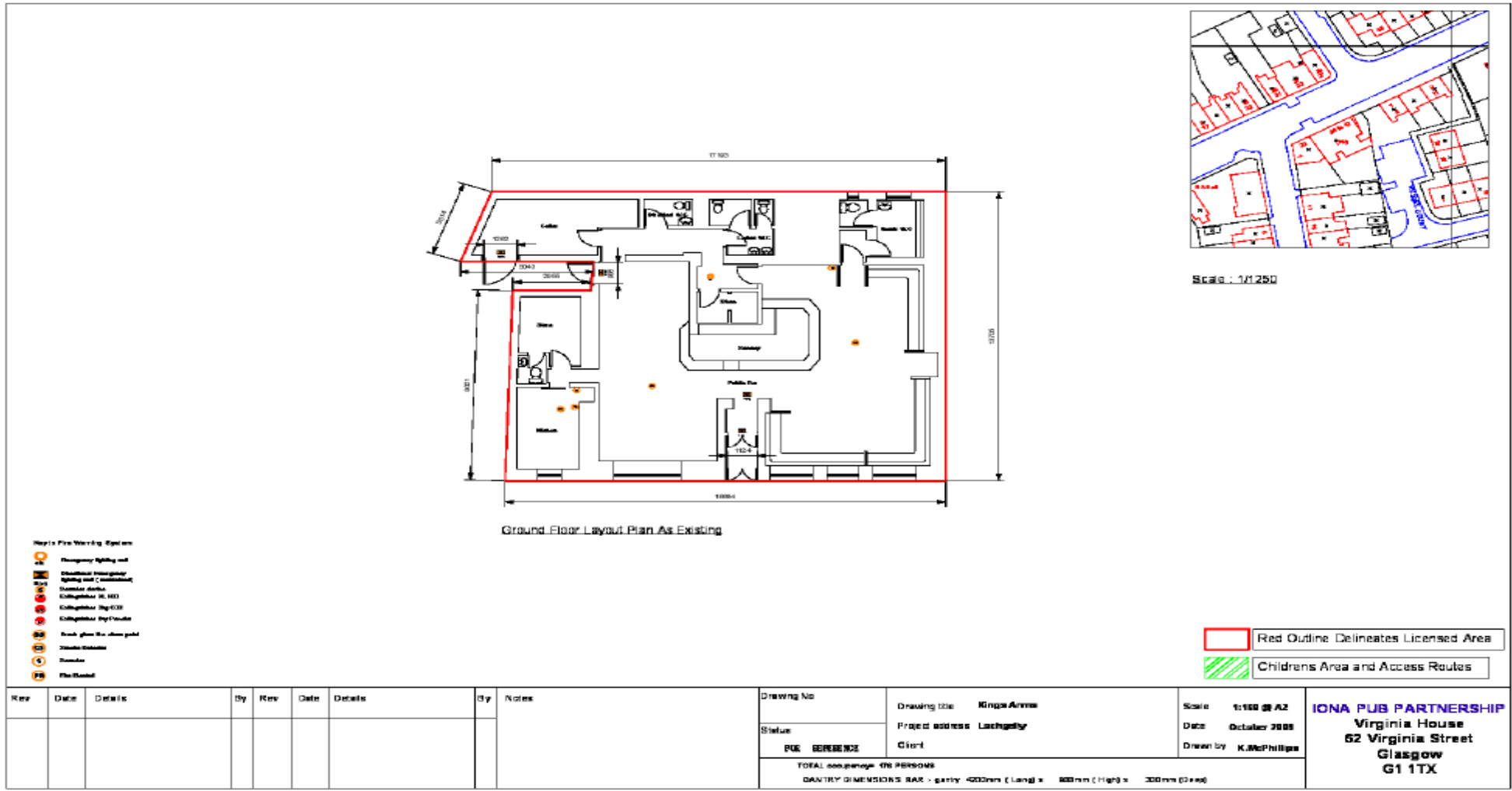
For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2021**

FLOOR PLANS



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