

## LICENSED PREMISES

- > LOCATED WITHIN GLAMIS CENTRE
- > POPULAR LOCATION
- > BENEFITS FROM FUNCTIONING BEER GARDEN
- > CURRENT PREMISES LICENCE OPENING HOURS:- **11AM-12 MIDNIGHT**
- > **RENTAL: £30,700 PER ANNUM**

**TO LET**

**COOPERS BAR (DIXON ARMS), 1 GLAMIS CENTRE, GLENROTHES, KY7 4RH**

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## TRADESPACE & FACILITIES

## BUSINESS INFORMATION

### LOCATION

The subjects are situated in the south side of Glenrothes within the Glamis Centre. The premises is approximately 0.5 miles from the A92 which acts as a main arterial route for Kirkcaldy, Dundee and Edinburgh.

### TRADE SPACE & FACILITIES

Internally the subjects comprise of a bar area with 11am-Midnight licencing hours, an underutilised function suite and fully functional kitchen facilities. The premises further benefits from a full licenced beer garden.

This site would suit an experienced operator to drive forward all of the various aspects of this great pub.

### RENTAL

Offers in excess of £30,700 per annum are invited for the property.

### RATING

The subjects are entered in the current Valuation Roll with a rateable value of £22,900.

### VAT

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

### ANTI MONEY LAUNDERING REGULATIONS

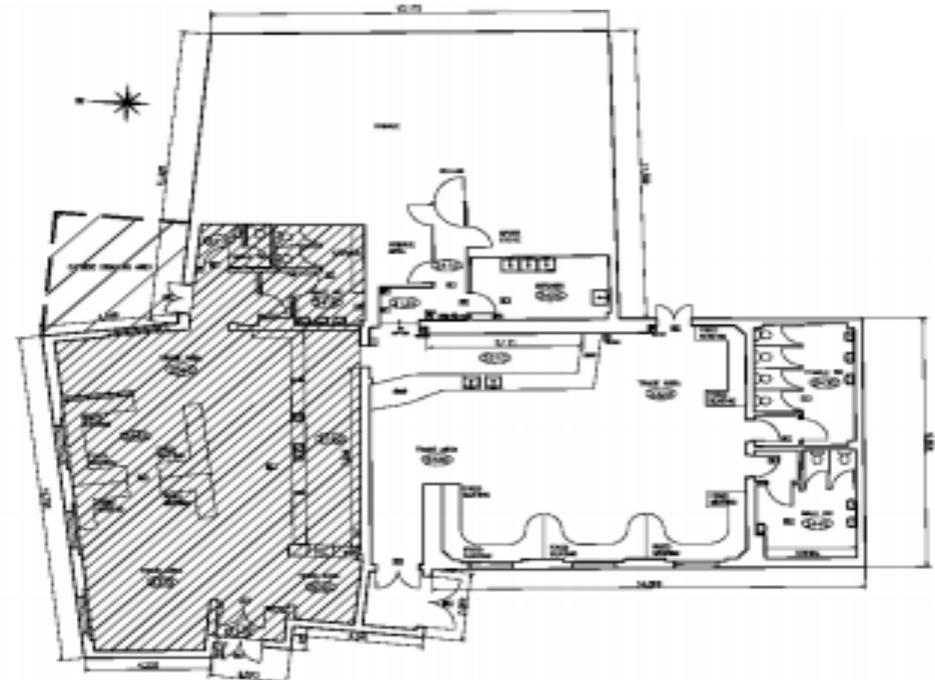
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Beer Garden		Late Licence	
Kitchen	✓	Kid Friendly	✓
Function Room	✓	Smoking Area	✓
Lounge	✓	Music Venue	✓

Total Entry Costs:	£13,375
Annual Rent:	£30,700
Agreement:	5 year lease

## Entry Costs

Rateable Value	£22,900	Legal	£300
Deposit	£6,000	Stocktaking Fees	£375
Fixtures & Fittings	£7,000	Total Entry Costs	£13,375



Plans are indicative only

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

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

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