



# FALCONER

PROPERTY CONSULTANTS

**2 BRUCE STREET,  
KINGHORN,  
KY3 9TJ**

**TO LET/FOR SALE**

- ACCOUNTS AND ASKING PRICE ON APPLICATION
- RESTAURANT/WEDDING VENUE
- LONG ESTABLISHED BUSINESS
- OWNERS ACCOMODATION
- OUTDOOR SEATING
- 100% RATES RELIEF

SUBJECT TO QUALIFICATION

## LOCATION

Kinghorn is a coastal town situated within Fife overlooking the Firth Of Forth approximately 15 miles east of the Forth Bridges and 3 miles from Kirkcaldy.

Kinghorn is a popular summer destination with tourists and has attractive beaches and is served by a railway station on the main Aberdeen to Edinburgh line.

The subjects are situated on the southern side of Bruce Street at its junction with South Overgate.

## DESCRIPTION

The subjects comprise a two storey detached building of stone construction with a pitched and slated roof.

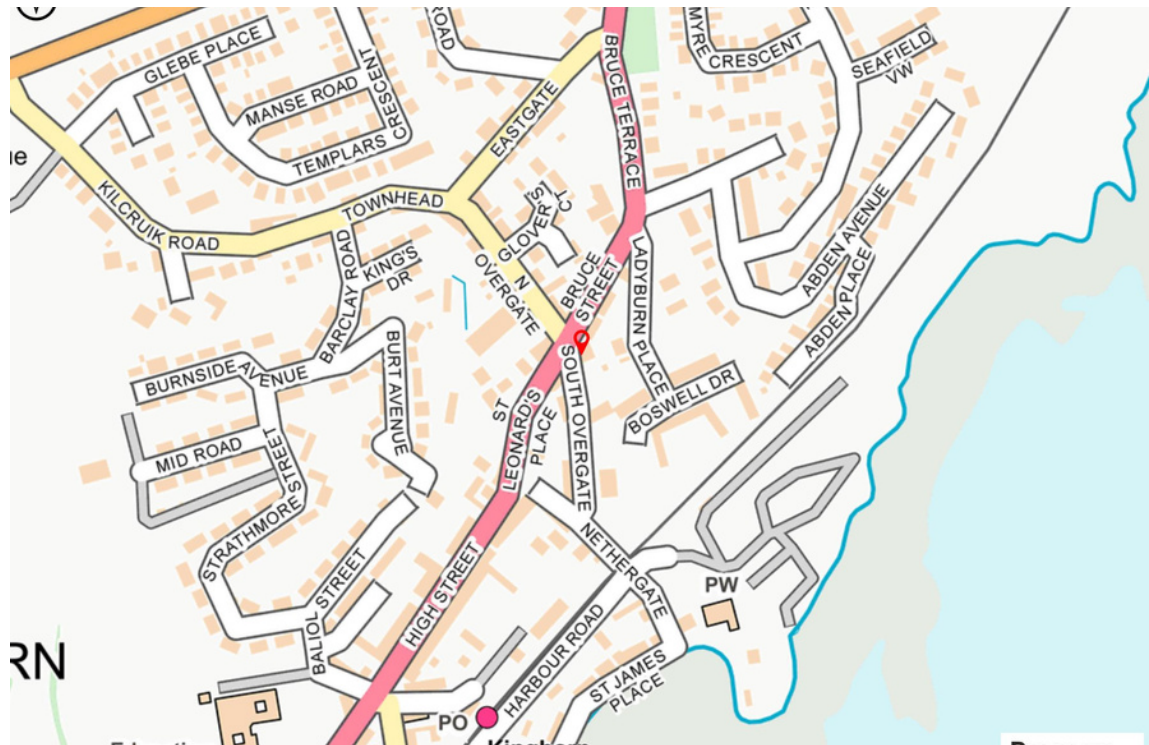
The ground floor comprises of a bar/restaurant to the front and a private dining room/wedding venue to the rear.

The first floor comprises of the owners accommodation which includes a living space, kitchen, 2 bedrooms and bathroom.

The property benefits from an outdoor seating area to the rear and a beer cellar/storage basement.

## PROPOSAL

Price on Application.



## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

## RATING

Current rateable value £11,300.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

## VAT

N/A.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



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