



Ref. 1079

THE CRAIGIE BAR, BENARTY SQUARE, BALLINGRY, FIFE, KY5 8NR  
GUIDE PRICE—£120,000 Freehold

# THE CRAIGIE BAR, BENARTY SQUARE, BALLINGRY, FIFE, KY5 8NR

- Popular and traditional Public Bar
- Separate lounge bar
- Lock-up business / free of trade tie
- Would suit a couple/partnership team
- Same owners for the last 13 years
- Possible re-development opportunity (retail or residential STPP)

## SITUATION

The Craigie Bar is located on Bernarty Square in the heart of Ballingry. This is an excellent trading location with the business occupying a semi-detached site at the end of a retail parade which also includes a bookmakers, pharmacy and bakers.

The pub is situated within a large residential housing development with Ballingry connected to the smaller villages of Lochore and Crosshill before being connected at the south to the larger town of Lochgelly.

This is a prominent trading location with easy accessibility for customers due to its central location within the village.

## THE PROPERTY

The property is a one storey stone built property lying under a flat roof. Main entry is via the side of the property leading into the public bar. There is also a drain/delivery access at the rear.

## INTERNAL DETAILS

Internal details briefly comprise a very spacious **public bar** with gents toilet located off. The **public bar** at present is predominantly known as a “racing pub” but with other entertainment including satellite television, juke box, pool table, dart board and gaming machines etc.

The public bar, works on a side-to-side basis with the **lounge bar** which has its own bar and ladies & gents toilets located off. The lounge bar has a variety of different uses including hosting discos, entertainment, karaoke and funerals etc. The lounge bar can cater for parties of up to 50 or 60 and has historically been used for live darts exhibitions and race nights etc.

## SERVICE AREAS

Service areas include a beer cellar and a small staff service area between the public bar and the lounge bar which includes microwave etc. This area is used for the production of hot snacks etc.

## THE BUSINESS

The business has been run by our client for the last 13 years during which time he has overseen a popular and well traded local public house. It is now felt that the business would benefit from new hands-on owners who would be able to increase and actively promote the business further.

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The business is run by our client with the assistance of part-time members of staff. It would ideally suit a couple or partnership team.

At present, the business is wet sales only. However, there could be vision for food sales in the future.

## SERVICES

We are advised that all mains services are connected.

## TENURE

The business is being offered for sale on a freehold basis with no alcohol tie for the purchase of beers and spirits.

## ALTERNATIVE USE

At present the pub trades as a busy locals bar. However, there is obvious alternative use which would be subject to local authority planning consent. This alternative use most obviously involves conversion to retail given the unit lies within a retail shopping parade.

## RATEABLE VALUE

As per 1st April 2017, the rateable value is £11,110.

## TRADING INFORMATION

Full trading information will be provided after formal viewing. However, we can advise the business performs profitably on turnover.

## PRICE

The asking price is £120,000 to represent the heritable property, goodwill of the business and fixtures & fittings.

## BUSINESS PURCHASE FINANCE

Explore funding options—[click here](#)

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

## Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
Phone 0131 445 7222 | Fax 0131 445 4300  
email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

**www.cornerstoneba.co.uk**

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## IMPORTANT NOTES RE. THIS BUSINESS

### Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

### Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

### Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

### Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

### Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.