



ESTUARY BAR, 157 LINKS STREET, KIRKCALDY, FIFE, KY1 1QR  
GUIDE PRICE— £195,000 Freehold

REF. 1074

# ESTUARY BAR, 157 LINKS STREET, KIRKCALDY, FIFE, KY1 1QR

- ♦ Well presented freehold Public House
- ♦ Free of tie
- ♦ Lock-up premises
- ♦ Easily run under management
- ♦ Currently wet sales only but capable of food sales
- ♦ Ideal for a couple team/partnership team

## SITUATION

The Estuary Bar is located on Links Street in Kirkcaldy, a short walk from the west end of Kirkcaldy's High Street. This area of Kirkcaldy is a densely populated residential neighbourhood, close to Raith Rovers Football Ground at Starks Park and Beveridge Park.

In terms of population, Kirkcaldy is the second largest population centre in Fife with the Estuary Bar enjoying a prominent trading location to the western end of the town. The public house's prominent trading location on Link Road leading from an area close to Starks Park Football Ground to Kirkcaldy's town centre area.

## THE PROPERTY

The Estuary Bar is a well presented lock-up public house with all public house accommodation on ground floor level. The public house occupies the ground floor of a two storey semi-detached property with residential accommodation above (not included in sale). Main customer access is via a doorway to the front of the property that leads into the bar area.

## INTERNAL DETAILS

Internally, the public house is laid out very simply for ease of management and control by staff and management. Upon entry, customers are led into a welcoming open plan bar. The bar includes a raised seating area to the right hand side as well as a pool area to the left hand side, off of which are ladies & gents toilets. The main bar is in front upon customer entry.

Our clients have invested well into the property and it is offered in good "walk-in" condition with a mixture of leather upholstered seating around wooden timber tables & chairs with a mix of wooden/tiled flooring. The bar area has a well laid out gantry behind.

## OWNERS ACCOMMODATION

The purchase of the business also includes a 3 bedroom flat which is located above the business. This accessed at the rear of the business and is on first floor level. The flat includes 3 double bedrooms, lounge, kitchen and bathroom. The flat has gas central heating and is also double glazed.

## SERVICE AREAS

Service areas include ladies & gents toilets, beer cellar, spirit store, cleaners cupboard as well as an under-utilised commercial kitchen. There is certainly potential to increase trade and profitability further by introducing a food revenue stream.

## THE BUSINESS

The business has been owned and run by our clients for the last 14 years during which time has been run under management. The Estuary Bar operates as a popular neighbourhood public house. It is envisaged that the business would be ideal to be run by a couple team or a partnership team who would be able to drive the business onward further with the establishment of a food trade from the commercial kitchen. The business is popular at weekends with entertainment and karaoke.

## SERVICES

We are advised that all mains services are connected.

## TENURE

The business is offered for sale on a freehold basis without any alcohol trade tie.

## RATES

According to the Scottish Assessors website ([www.saa.gov.uk](http://www.saa.gov.uk)) the rateable value as per 1st April 2017 is £10,700.

## TRADING INFORMATION

Trading figures will be made available to seriously interested parties after a formal viewing. For information on the trading figures of this business [click here](#).

## PRICE

The asking price is **£195,000** to represent the heritable property, goodwill of the business, fixtures and fittings.

## BUSINESS PURCHASE FINANCE

Explore funding options—[click here](#)

## VIEWING & OFFERS

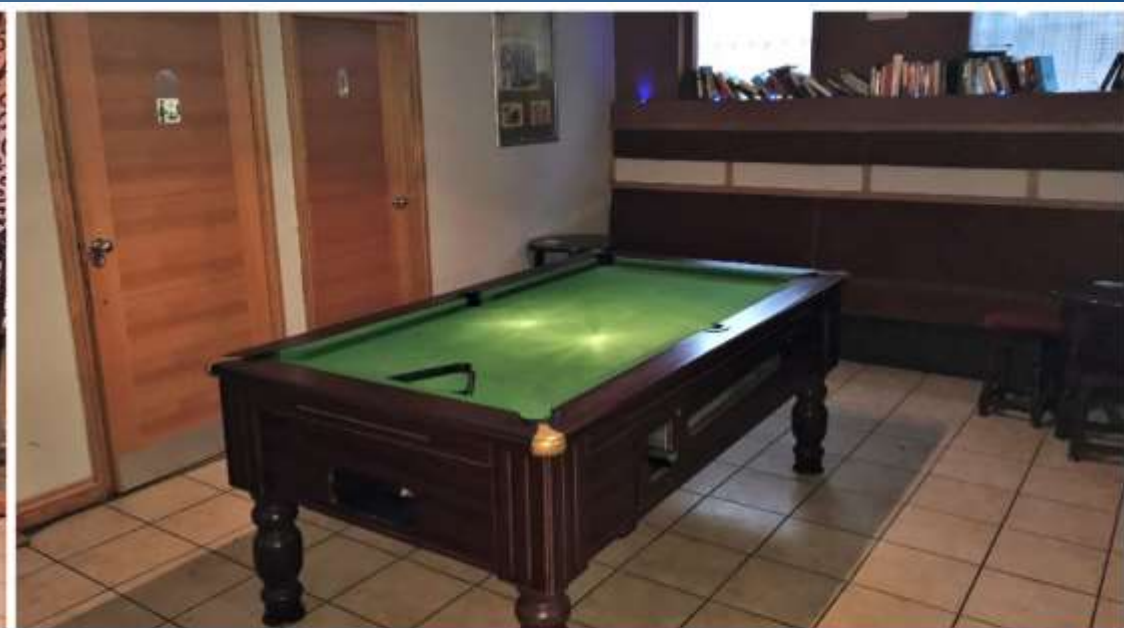
Strictly via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk). All offers should be couched in Scottish legal terms.

Cornerstone Business Agents  
The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
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E mail [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

[www.cornerstoneba.co.uk](http://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.