

MAIN STREET  
CRAIGROTHIE  
FIFE  
KY15 5QA

# KINGARROCH INN







# FREEHOLD

## Guide Price £425,000

- Excellent Country Inn opportunity
- Currently closed
- Would suit residential re-development (STPP)
- Country Inn comprising Lounge Bar and Restaurant
- 4 bedroom Owners House adjoining
- Neighbouring garage with lapsed Planning Permission for 3 bedroomed house
- Car park to side
- Attractive gardens to rear including burn
- Huge development opportunity
- Business development opportunity including conversion of the former lounge bar into alternative use
- Close to St. Andrews and the East Neuk of Fife
- [Click here to view drone footage of the former Kingarroch Inn](#)





# Former Kingarroch Inn, Craigrothie, KY15 5QA

## LOCATION

The village of Craigrothie is situated in the north-east of Fife close to the village of Ceres and the larger town of Cupar. Craigrothie is located under 10 miles from St. Andrews and close to the charming East Neuk of Fife. The village is also strategically located close to the larger Fife towns of Leven, Kirkcaldy and Glenrothes. Edinburgh, Dundee and Stirling can also be accessed within a one-hour drive.

The Kingarroch Inn enjoys a prominent trading position on the northern exit out of the village occupying a prime roadside trading location. There has been an Inn on this site for the last 300 years. The business undoubtedly benefits from its proximity to St. Andrews and other tourist areas of north-east Fife.

Craigrothie and the surrounding area including Cupar have all the facilities you would expect to accommodate a family, including primary and secondary schooling as well as healthcare and retail facilities nearby the county town of Cupar.

## PROPERTY

Both the lounge bar and restaurant and the cottage originate from over 300 years ago.

The subjects lie under a pitched and slated roof with accommodate on ground floor as well as two split level dining areas above.

The cottage has a separate entrance and is attached to the pub with accommodation on ground floor and basement/garden level.

## SERVICE AREAS

Service areas in the property include a commercial catering kitchen. This area has recently been invested into by our clients and offers brand new state of the art catering equipment. There is also a beer cellar and ample storage.

## EXTERIOR

The exterior of the subjects provides a wonderful stepped garden area which leads down to a burn. This area would accompany any business perfectly and would also make a spectacular private garden area.

Car parking is to the side of the property.

## OWNERS ACCOMMODATION

The cottage next to the Kingarroch Inn is a beautifully presented four bedroom/two bathroom cottage which would be ideal as a luxurious family home.

## ALTERNATIVE USE

Given the tremendous location of the subjects it is envisaged that there is a variety of alternative uses for the business part of the property.

Although traded for many years successfully as a Village Inn it is thought it may suit a wide variety of uses including a coffee shop, tea room, art gallery or retail shop. This would of course be subject to Local Authority planning consents but we imagine no difficulty with that.

The subjects benefit from a unique East Neuk location which we feel would lend itself to a variety of alternative uses.

## RESIDENTIAL CONSENT

It is also thought that the opportunity will have significant interest for residential developers.

The garage premises at the south end of the property already has lapsed planning consent for conversion to a three bedroomed house and again, subject to Local Authority planning consent, the former lounge bar would lend itself to sub-division.

# Former Kingarroch Inn, Craigrothie, KY15 5QA

## SERVICES

We are advised that all mains services are connected.

## RATES

The current rateable value falls under the threshold for rates payment.

## SUMMARY

The availability of the former Kingarroch Inn represents an ideal opportunity for continuation as a popular licensed establishment specialising in the food side of the business or indeed for residential development a slight tweak in terms of offering a more retail or coffee shop type of offering.

Whatever it may be, this is a charming property in one of the nicest villages in Fife which is likely to suit a variety of different buyer interests.

## TENURE & PRICE

The property is offered for sale on a freehold basis. A guide price of **£425,000** is sought for the heritable property and all fixtures & fittings pertaining thereto.

## 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.







\*\* FORMER INTERIOR IMAGES FOR GUIDELINE ONLY





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](http://www.cornerstoneba.co.uk)**

**CORNERSTONE**  
Business Agents









# Important Notes

## 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.