

FOR SALE

Public House/Restaurant



19 Kirk Wynd, Kirkcaldy, KY1 1EH

Offers in the region of £135,000

Find out more at
www.g-s.co.uk

- **Prominent Position In Kirkcaldy Town Centre**
- **Located In Busy Trading Area Adjacent To Other Licensed Outlets**
- **Turnkey Operation**
- **Finish To A Good Standard**
- **Way Of Life Business And Would Suit A Hands On Operator**



INTRODUCTION

Located in the heart of Kirkcaldy town centre this licensed premises offers a great opportunity for a hand on operator to own and run their own business. The unit has been recently refurbished to a high standard and internal viewing is recommended to be fully appreciated.

The premises were previously let and now the landlord wishes to sell the freehold interest.

THE PROPERTY

The premises offers a ground floor public house/ restaurant with fitted kitchen and toilet facilities. The pub is fully fitted. There is a cellar located below the bar area.

ACOMMODATION SUMMARY

- Ground bar restaurant.
- Ladies and Gents toilets
- Kitchen
- Cellar

TRADE

No trading information is available.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

The property is connected to mains electricity, gas and water.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is available upon request.

RATEABLE VALUE

The Rateable Value is £11,900 (effective date April 2023)

Small Business rates exemption should apply. Purchasers are advised to check this matter themselves.

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

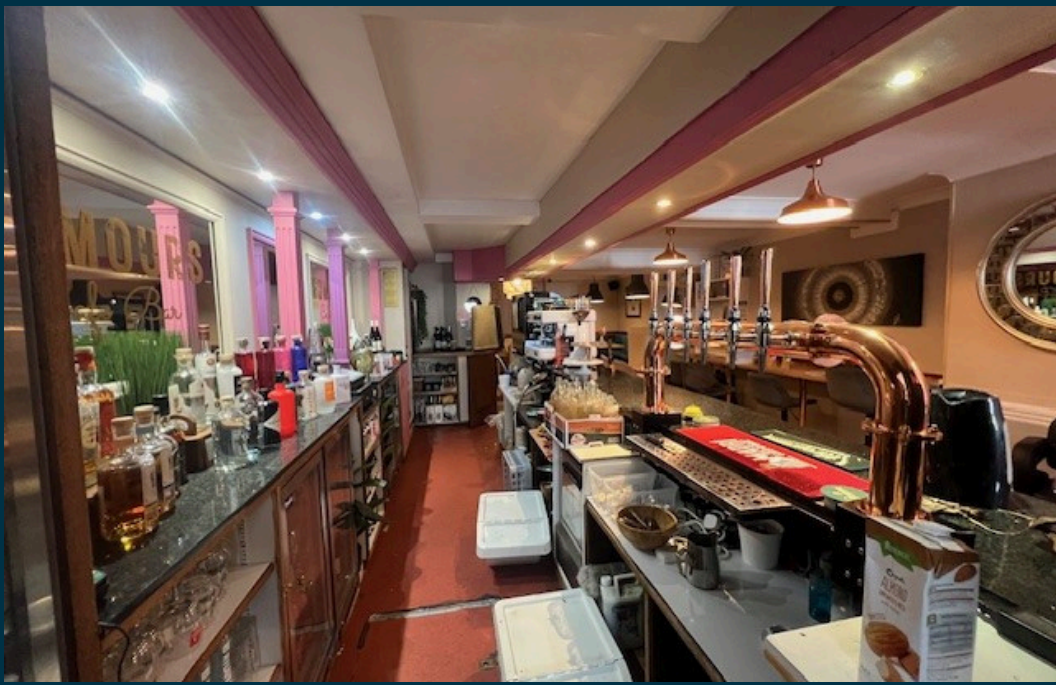
EXCLUSIONS

There are no exclusions in the sale.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.









PRICE

Offers in the region of £135,000 are being sought for the freehold of the property. Stock will be sold separately by valuation on date of entry.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow, G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Katie Kait
Surveyor - Licensed Trade
Katie.Tait@g-s.co.uk
07500 423 941



Duncan Fraser
Director - Commercial
Duncan.Fraser@g-s.co.uk
07769 377 431

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: November 2025

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.